



104 Hydrae Street, Revesby

1,014sqm Corner Block | Rare Off-Market Development Opportunity (S.T.C.A)

Positioned directly opposite Neptune Park in one of Revesby's most tightly held and desirable streets, this exclusive off-market opportunity presents enormous potential for developers, builders, investors, and land bankers alike.

Set on approximately 1,014sqm with an impressive 15.2m frontage, this rare corner-block site currently consists of two existing residences and offers exceptional future development potential (S.T.C.A).

Whether you choose to (S.T.C.A):

- Construct two luxury duplexes on approximately 500sqm each,
- Subdivide the site and build two sets of duplexes (4 dwellings total)
- Hold as a high-performing investment with exceptional rental return, this is a blue-chip opportunity in a premium growth location

Development Highlights:

- Approx. 1,014sqm land size with a 15.2m frontage
- Prime corner block position opposite Neptune Park

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Exclusive Off Market Opportunity

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Liverpool
02 9708 2333

 **LJ Hooker**

- The property consist of two existing houses
- Potential subdivision opportunity (S.T.C.A)
- " Potential to construct 4 dwellings / 2 duplex pairs (S.T.C.A)
- " Estimated rental return of approximately \$1,000—\$1,200 per week per duplex on 250sqm
- " Estimated rental return of approximately \$1,500—\$1,700 per week for luxury duplexes on 500sqm
- " Potential resale values estimated between \$1.65M—\$1.75M per completed dwelling on 250sqm
- Luxury duplex sales in the area achieving mid to high \$2M range

Perfectly positioned moments from local schools, shopping villages, transport, parklands, and major arterial roads, opportunities of this scale, location, and potential are exceptionally rare.

The owners have made clear instructions - this property must be sold within the next month.

DISCLAIMER: In accordance with the vendor's instructions, only enquiries that include the enquirer's full name, contact telephone number and valid email address will be responded to. The agent and vendor reserve the right not to respond to incomplete or anonymous enquiries.

DISCLAIMER: While LJ Hooker Bankstown Liverpool has taken all reasonable care in preparing this information and endeavoured to ensure its accuracy, we accept no responsibility and disclaim all liability for any errors, inaccuracies, or misstatements contained herein. Prospective purchasers are advised to make their own independent enquiries to verify the information provided.

MORE DETAILS

Property ID	SDJ0W
Property Type	House
Land Area	1014 m2
Including	Secure Parking Fully Fenced

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