



1 & 1A Everton Road, Strathfield

## Prime Corner Development Opportunity in Strathfield's Premier Position.

A once-in-a lifetime opportunity awaits with this premium development site on 1265 m<sup>2</sup>; of land with dual street frontages.

Zoned R1 General Residential with a 2:1 FSR and 14 metre HOB under Burwood Council, allowing a multitude of permissible usages including, but not limited to, multi dwelling housing, apartments, boarding homes or childcare (STCA)

The property is strategically located adjacent to Strathfield Private Hospital and only 300 metres from the entrance to Strathfield train station - being a major rail line.

With a combined frontage of over 30m to Everton Road and 40m to Wentworth Rd, the property offers excellent accessibility for redevelopment and is perfectly positioned for growth in an area where demand for apartments or the like is ever-increasing.

Situated close to some of Sydney's best educationally facilities such as MLC School, Trinity Grammar, Santa Sabina and Meriden, along

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**FOR SALE**  
Please Call

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### AGENCY

LJ Hooker Burwood  
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with well-regarded public schools, Strathfield and Burwood's major shopping and vibrant commercial precincts, including Chinatown and many other cultural dining experiences and night-life.

Centrally located between both major rail lines, offering easy express access to Sydney CBD.

Current improvements are two well-presented three bedroom full-brick homes offering the astute investor passing income whilst obtaining development approval.

This rare landholding offers incredible scope for developers and investors looking to capitalise on a blue-chip location with strong growth prospects.

With its unmatched position and high development flexibility, this is one not to be missed.

## MORE DETAILS

Property ID	11JJF8R
Property Type	House
Land Area	1265 m2

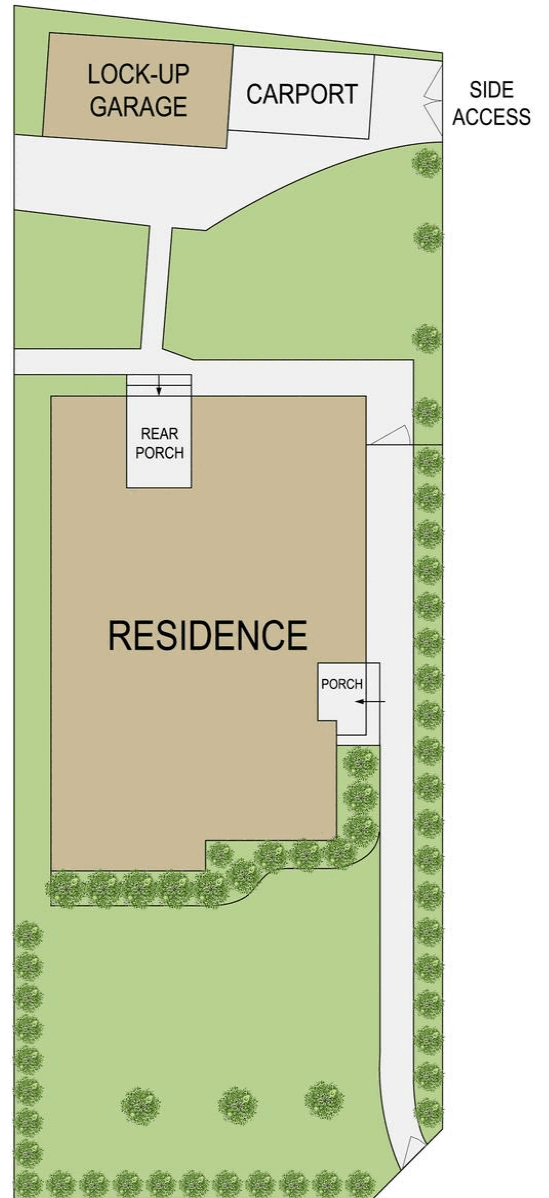
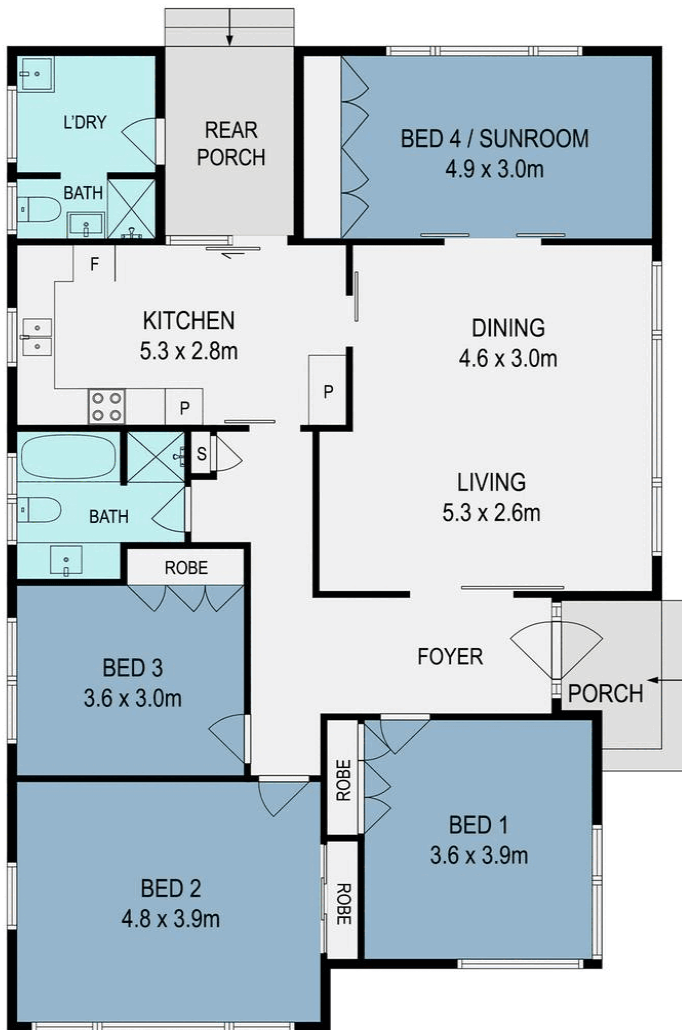
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SITE PLAN  
(NOT TO SCALE)

## 1 Everton Road, Strathfield



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