

9 Thirlmere Way, Tahmoor




## Prime R3 Development Opportunity in the Heart of Booming Tahmoor!

Positioned directly across from Tahmoor Shopping Centre—the largest and most established retail hub in the Wollondilly Shire—this rare R3 zoned corner block offers an unbeatable opportunity for savvy developers or investors.

Set on a flat 1,012m<sup>2</sup> parcel of land, with dual street frontage and high visibility, this site is perfectly suited for medium-density residential development (STCA). With Woolworths, cafes, butcher, bakery, medical centres, dentists, and a wide array of retailers, all within walking distance. This location truly ticks every box for lifestyle, convenience, and long-term growth.

Only a couple of minutes' walk to Tahmoor train station, the property also benefits from excellent transport connectivity—making it attractive for both future residents and tenants.

Currently occupying the site is a 2-bedroom home featuring a formal lounge, bathroom, living area, and a large backyard. The detached single lock-up garage adds extra utility, and with an existing long-term

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**FOR SALE**  
\$985,000

### AGENTS

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tenant in place, the property is already generating income, helping offset holding costs while planning your future development.

See attached the video showcasing the Tahmoor area.

## MORE DETAILS

Property ID                   4ECHV8  
Property Type               House  
Land Area                    1012 m2

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