







Lot 1&2/23 Deakin Street, West Ryde

EXTREMELY RARE 1,598SQM HOLDING —TWO SEPARATE TORREN TITLE LOTS | POTENTIAL FOR THREE DWELLINGS (STCA) WITH SWEEPING GOLF COURSE VIEWS

An exceptional opportunity in one of West Ryde's most tightly held pockets, 23 Deakin Street offers approximately 1,598sqm of land across two subdivided Torrens Title lots —LOT 1 comprising 790sqm with an existing house and LOT 2 comprising 808sqm land with its own independent service connections for water/ sewer, NBN including new private driveway (with separate access from Meadowbank Lane).

With the subdivision now completed, the property offers outstanding flexibility for developers, builders, investors or families. Subject to council approval, there is potential for a building a new duplex on LOT 1 plus a freestanding new residence on the LOT 2 —i.e. three

4 2 2

AUCTION
Sat 21st Nov @ 11:30AM

VIEW
Thu 5th Nov @ 5:00PM - 5:30PM

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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dwellings in total or explore alternative development possibilities.

Existing Residence Highlights:
- R2 Zoning
- Single-level residence
- Offers generous proportions throughout
- Sweeping GOLF Course views from the lounge area, kitchen area, bedroom and family room
- Near new colourbond roof
- New concrete driveway
- Freshly painted throughout
- Features three bedrooms (with sunroom as a possible 4rth bedroom)
- Substantial 7.3m x 4.3m living room, separate family room, sunroom
- Spacious kitchen
- Two bathrooms & separate internal laundry
- Verandah and terrace,
- Freestanding garage.

Location benefits:
Positioned on a quiet corner block directly opposite Ryde-Parramatta Golf Club, the property enjoys a peaceful residential setting and impressive sense of space, while remaining conveniently close to West Ryde shops, schools, transport and the rapidly evolving Melrose Park precinct together with access to West Ryde and Meadowbank train stations, local bus services and Meadowbank Wharf.

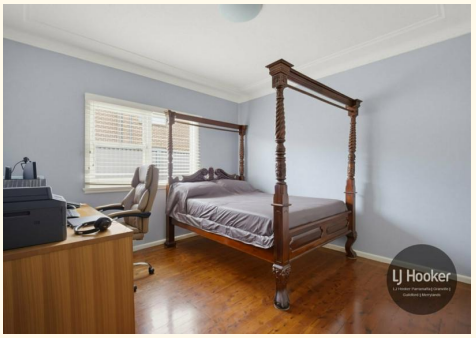
Families will also appreciate the proximity to local schools, Meadowbank Park, the Parramatta River foreshore walking and cycling paths which provide excellent recreational options nearby.

Whether your vision is to develop, build, invest or secure a significant landholding for the future, opportunities combining this scale, in a great location with subdivision completed & Torrens Title registered, are exceptionally difficult to find. Two separate Torrens Title LOTS. 1,598sqm of combined land. Potential for three dwellings. One extraordinary opportunity. Development potential is subject to council and relevant authority approval. Buyers should rely on their own enquiries.











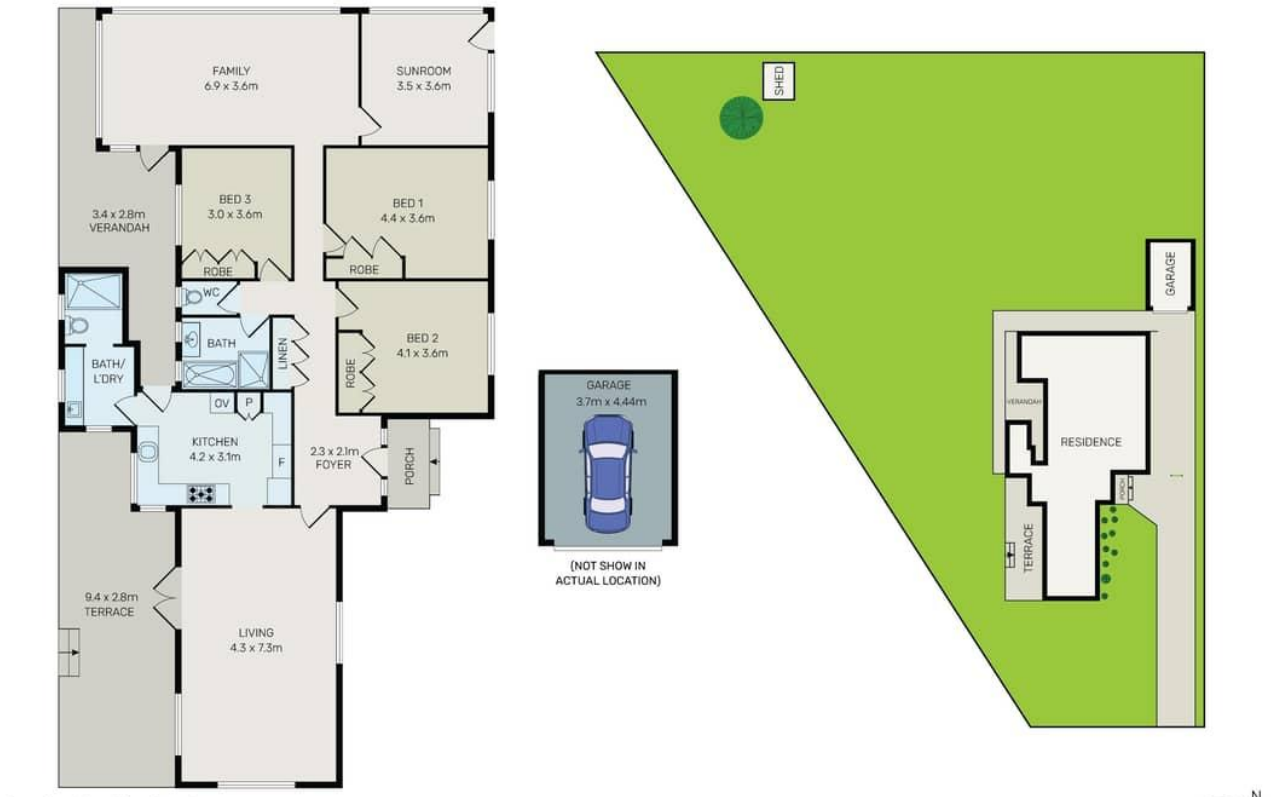
MORE DETAILS

Property ID	2HHJF9E
Property Type	House
Land Area	1598 m2

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