



9, 11, 15 Stanhope Road Killara, NSW

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## Unique Raw Development Site

Stone Lindfield is pleased to present 9, 11 and 15 Stanhope Road, Killara via Expressions of Interest (EOI) ? a prime raw residential development site offering a substantial land area of 2,775sqm\* and 55m\* frontage. Situated approximately 400 metres to Killara Station and inside the NSW Government's Transport Oriented Development (TOD) program allowing for a significant uplift of 2:5:1 FSR, a height limit of 22 metres, and a potential GFA of 6,937sqm^ (STCA).

Located in the prestigious Upper North Shore suburb of Killara, the site is situated in one of the area's best pockets characterised by its tree-lined streets with convenience and village atmosphere. Strategically located within a short distance to Killara Station, the property offers several location benefits making it an ideal investment opportunity.

The site currently holds three (3) liveable free-standing non-heritage dwellings:

- 9 Stanhope Road: 5 bedrooms, 4 bathrooms, 2 car spaces, pool
- 11 Stanhope Road: 4 bedrooms, 1 bathroom, 1 car space
- 15 Stanhope Road: 4 bedrooms, 2 bathrooms, 2 car spaces, studio



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