



578 George Street South Windsor, NSW

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### Development Opportunity

These investment development opportunities don't come along every day and the shrewd investor will swoop on this one as its sure not to last...

Zoned R3 Medium Density Residential this 881 square meter parcel of land is currently home to a pair of solid double brick single level 2 bedroom duplexes.

In it's current state we would imagine a rental return of \$45,000 per annum but there is so much potential to improve and add value to the site and to increase the yield on this property.

There is a 20m contour running through the center of the block meaning you are well above any flood restrictions so further development should be a breeze.

Call Adam Buchert to discuss or inspect today

Price: \$1,100,000



**Adam Buchert**

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DISCLAIMER DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE THEY ARE NOT TO SCALE AND NO LIABILITY BE ACCEPTED