



1 Conie Avenue Baulkham Hills, NSW



### Versatile Investment with R4 zoning development potential (STCA)

Presenting an exceptional opportunity for developers and investors seeking a 771 sqm R4 zoning land with limitless possibilities in a prime position. Ideally situated in the heart of Baulkham Hills, close to main arterial roads, family-friendly parks, Grove Square Shops, cafes, and restaurants, as well as City buses and excellent local schools. Delivering a potential sizeable rental income in the short term and development potential in the long term.

- R4 zoning with development potential (STCA)
- Single-story design with a sizeable combined living area
- Approximately 771 square meters on a 16.5m frontage block
- A practical kitchen featuring plenty of storage space
- Generous level backyard featuring a separate garage and carport
- Within the catchment of Model Farms High and Jasper Road Public
- Short stroll to stores, schools, and transportation

**Inspect:** Wednesday, 18th September 2024 4:30 - 5:00

**Price:** Price Guide \$1,700,000

**Council Rates:** \$473.00 p/q

**Water Rates:** \$448.00 p/q



**Jeff Jianfu Luo**

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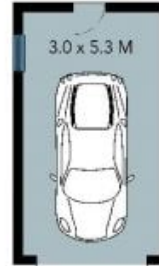


**Wenjie Luo**

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1 Conie Avenue,  
Baulkham hills

STONE



SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.