



104 Kildare Road, Blacktown



## Infill site with ample opportunity!

Express Commercial Real Estate is proud to present a rare Freehold site acquisition with ample flexibility in one of Sydney's growth corridors. This site presents a canvas of opportunity to a range of investment types, Commercial, retail and residential.

### DEVELOPMENT HIGHLIGHTS

- Significant Scale ( B1 Full coverage )
- Ground Floor retail/ commercial approx 500m2 and
  - 20 - 22 Residential Units (STCA)
- 40 - 50 Boarding room housing
- Wide Street frontage and extensive boundaries no need for boundary alignments, **Low Density Apartment living, Childcare, Boarding House, NDIS, Service Station, Car Wash, survey required STCA**
- Directly Opposite Blacktown Tavern
- Signage Rights

1,747 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	239
<b>Land Area</b>	1,747 m2

### Agent Details

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### Office Details

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LGA : Blacktown City Council

Size: 1,747 sqm

Zoning B1 - 1,747 sqm

B1 Neighbourhood Centre / Commercial - Not specified

Height: 10m

## PLANNING STATUS

- - Raw Site

## SITE OVERVIEW

Site Dimensions (approx.)

- ( East Side Boundary) – 38.1 m
- Kildare Road ( North East Frontage) – 38.2m
- Walters Road ( West Boundary – 31.8m
- South Boundary ( Rear ) – 45.9 m

All the information provided is to be considered as a guide and a guide only,all prospective parties are not rely on this accurate information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.