



35 West Botany Street, Arncliffe

4 2 1

**FANTASTIC REDEVELOPMENT POTENTIAL**

Do not miss this golden opportunity in one of Sydney's most sought-after priority rezoning for high-density residential. The potential for future development is enormous.

\*Be one of the first to capitalize on this future rezoning.

This property is just a few minutes walk to local shops and public transport. It also provides easy access to the M5 as well as park areas and supermarkets. This double brick property consists of:

- Proposed for high-density re-zoning by the NSW Department of planning (STA)  
..... 8 Storeys - 26.5 metres High - FSR 2.2
- Land size is 436m2 approx
- 4 Bedrooms
- 2 Bathrooms
- 1 Lockup Garage
- Existing double brick home currently leased
- Wollie Creek Train Station 950 metres away.
- Arncliffe Train Station 750 metres away.

Call the office at any time for more detailed information at 9556 1388

436 sqm

**EXPRESSIONS OF INTEREST**

ID# 11810100210



**Roland Graterol**  
0414 651 154

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.