









## 161 Novara Crescent Jannali NSW

Beautiful 3 bedroom house set in a convenient location less than 550m from Jannali train station and shopping precinct. This property offers the perfect opportunity to move into / renovate the existing 3 bedroom family home or knock down and build a large duplex (STCA).

- Approximately 638.8m2 site area with R2 zoning
- FSR 0.55:1 with 8.5m height limit
- High side of the street
- 15.4m frontage allowing flexibility for future design and development
- Level block with gentle slope to the street and no easements
- Existing home consists of 3 bedrooms
- Large front and rear yard with garage and workshop
- Polished floorboards
- Unlimited potential

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Price : \$ 1,650,000 Building Size : 120 sqm Land Size : 638.8 sqm

View: https://www.singerresidential.com.au/65

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INT: 120 m2 TOTAL: 638.8m2



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

161 Novara Crescent, Jannali