



Lot X, 117 Railway Parade, Leura



SUCH AN EXCITING PROPOSITION!

Enter via Victoria Street. Please do not attend block without an Agent in attendance. The Vendors use the block daily.

Welcome to the smallest but most exciting block of land on offer in the Blue Mountains!

Whilst its only 113sqms in size, it's flat, level, bathed in northerly sun and has all services available in the street. And YES, you can build on it!

The Vendors have had initial consultations with several Architects who have suggested you could build a permanent tiny home (subject to council approval).

Advice is the zoning allows a dwelling with a ground floor area of approximately 31sqms (9.2m x 3.4m approx) with the addition of a loft (which could potentially double the space). The block would also accommodate parking for a vehicle and 25sqms rear courtyard/landscaped area.

Think of the possibilities!

And the benefit of a smaller home is instead of spending all weekend maintaining it, you'll have time to pursue all the recreational pursuits the Blue Mountains is renowned for.

In addition to being located in one of Leura's most desirable pockets, it's also convenient – just 850 metres to Leura Village and the Train Station.

Do not miss this incredible opportunity!

📏 113 m2

Price	Contact Agent
Property Type	Residential
Property ID	1795
Land Area	113 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo
169-175 Phillip St Waterloo NSW
2017 Australia
02 8399 0340

LIBERTY

Land size: 113.75 sqms

Zoning: LEP 2005: Living Conservation

NB. Artist's impressions are not DA approved. They are just there to provide inspiration! Potential Purchasers should rely on their own research to see what type of Building is permissible.

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