

27 Vale St, Katoomba







CHOOSE YOUR OWN ADVENTURE!

This solid and incredibly spacious two storey brick house is set on a flat, north facing R2 zoned block encompassing 1,046sqms of land.

It's incredibly convenient with Katoomba Street and the Train Station just a 550m walk away!

Originally DA approved as 5 bedroom + study house with multiple living areas and 4 bathrooms.

When the second storey was built, the owners obtained DA approval for a boarding house and began work but didn't get a Council inspection conducted and ran out of energy. The approval for the boarding house has now expired.

The current layout is a 3 bedroom, 2 bathroom unit upstairs and an incomplete floorplan downstairs.

Options could include:

- Reverting back to the original house
- Amending the original DA and changing the layout
- Potentially start from scratch and do something completely different.

You could not buy the land and get to lock-up stage at this price. This is a tremendous opportunity for someone looking for a project.

Whenever we sell a building which does not have a final occupation certificate, we urge potential buyers to conduct their due diligence with council and carefully review all associated DA documents.

3 2 1,046m2

Price	SOLD
Property Type	Residential
Property ID	1852
Land Area	1,046 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

For more information on this exciting opportunity, contact Marc Fitzpatrick.

Land size: 1,046 sqms
Zoning: R2 – Low density residential
Council rates: $890.50 pq

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