



## Prime Development Opportunity in Kenmore on 4729sqm

### Contact Agent

Positioned high on the ridgeline of Gilruth Rd this unique and prime parcel of land is located in the heart of Kenmore and offers an endless amount of potential for investors, developers and home owners alike.

Potential for a single magnificent homesite, subdivision into residential blocks or townhouse development.

This is a rare opportunity to acquire over 1 acre of NE facing land in one of Kenmore's highest positions with fantastic growth and city views.

- \* 4,729 m2 elevated, north east facing land
- \* 3 bedrooms + 2 bathrooms + 2 car garage, brick and tile home
- \* Landscaped gardens with mature trees and vegetation
- \* 2 street access
- \* Sub division or redevelopment potential subject to BCC approval
- \* Water tank
- \* Secluded and private home-site
- \* Central Kenmore location providing easy access to shops and schools
- \* Bus access to City and local suburbs

This is a fantastic opportunity to purchase a rare large land holding in the heart of the western suburbs leading areas.



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### Key Features

- Close to Schools
- Close to Shops
- Close to Transport