

Earlwood

25 Highcliff Road



Deceased Estate

This unique clifftop setting rarely offers such a premium buying opportunity combining a generous landholding, powerful potential and stunning views over the area. This solid period residence is presented in comfortable order with many possibilities for a creative renovation or development to realise its full potential. There is scope to simply update the existing home or completely rebuild or develop the site (STCA) and take full advantage of this elevated cul-de-sac address.

- An 834.7 sqm allotment with sweeping views towards Botany Bay
- Deep sloping block with the residence positioned at the rear
- North facing backyard with storage shed and alfresco area
- Bright interiors feature generous living and dining areas
- Double garage and storage space at the front of the property
- Potential duplex site that would maximise value (STCA)
- Walking distance to parklands, schools and Earlwood shops

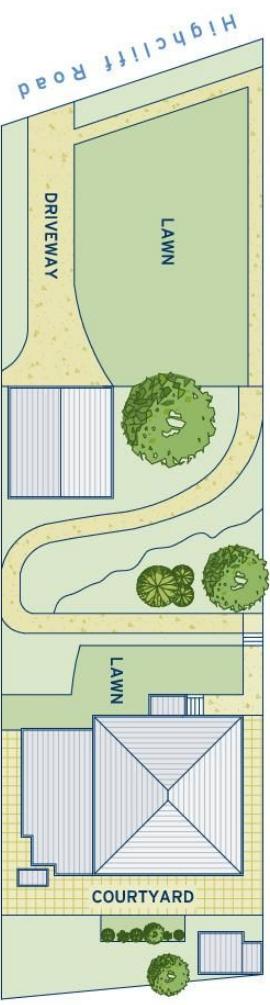
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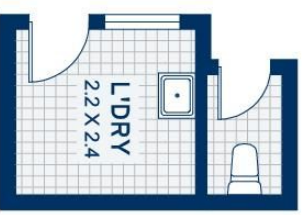
ADDITIONAL DETAIL

| | |
|---------------|---------------------|
| Council Rates | \$490/qtr (approx) |
| Water Rates | \$172/qtr (approx) |
| Type | House |
| Sold Date | 07/11/2018 |
| Land | 834.7 Square Metres |

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SITE PLAN



| APPROXIMATE AREAS | |
|----------------------|----------|
| Internal Floor-space | 114sqm |
| Garage | 38sqm |
| L'dry | 7sqm |
| External | 696sqm |
| Land Size | 855sqm |
| OUTGOINGS | |
| Council Rates | \$XXX pq |
| Water Rates | \$XXX pq |

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.