



38 Auburn Street Sutherland, NSW

5 3 2

## Development Opportunity

Presenting an excellent opportunity for residential flat building development (STCA). This raw site has an area of 1,351.59m<sup>2</sup> with a regular rectangular shape and a frontage of 20.16m.

A planning report and architectural modelling have been undertaken and an IM is available upon request.

Located approximately 800m to Sutherland & Kirrawee train station and enjoying access to the amenities of Sutherland CBD and South Village Kirrawee within walking distance. Only 9km to Cronulla Beach & 25km to Sydney CBD.

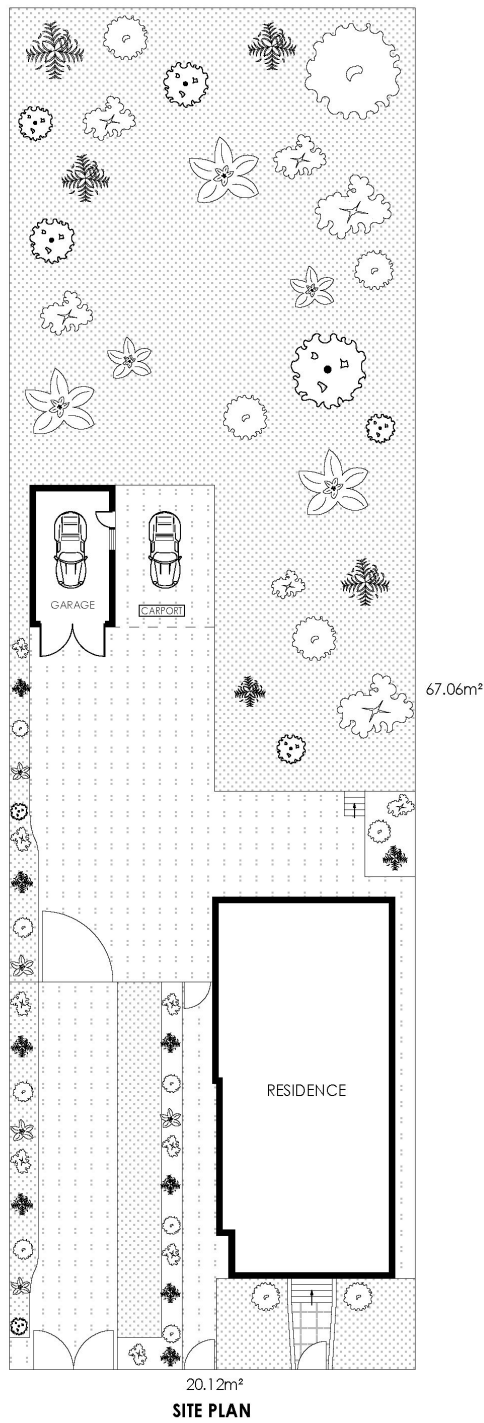
### Key Information:

- Zoned R4 "High Density Residential under SSLEP 2015
- 1.5:1 Floor Space Ration (FSR)
- 20m Height Limit
- 1,351.59m<sup>2</sup> (approx) Site Area
- Dimensions 20.16m x 67.04m (approx.)

**Type** : House  
**Sold Date** : Friday, 26th July 2019

**Sebastian Viteri**

0295452220



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Floor plans by [www.remaustralia.com](http://www.remaustralia.com)  
Ref. No: 13103

Hill & Viteri  
PROPERTY

9545 2220  
[hillandviteriproperty.com.au](http://hillandviteriproperty.com.au)

38 AUBURN STREET

SUTHERLAND

**38 Auburn Street, Sutherland NSW**