



## 38 Auburn Street SUTHERLAND, NSW

### Under Instructions - 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 Ratio (FSR)
- 20m Height Limit
- 1,351.59m<sup>2</sup> (approx) Site Area
- Dimensions 20.16m x 67.04m (approx.)

### Expressions of Interest

**Sebastian Viteri**

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