



## 122 Murray Road East Corrimal, NSW

### Prime Development Opportunity in Corrimal!

Unleash the Potential with newly approved TOD (Transit Oriented Development) Approval

**Price:** OFF MARKET OPPORTUNITY

- Two separate properties totaling 1062m2 approx
- 28meter frontage approx
- extremely limited offering in highly restricted area
- Potential for 6-storey unit development (subject to approval)
- Maximum Floor Space Ratio: 2.5:1
- Maximum Height: 22 meters

This unique site comprises two separate lots, each with established houses. Corrimal train station is currently the only approved precinct for this type of development opportunity.

Level site featuring the convenience of a corner location, sunlight from the northern aspect and outlook of a large suburban park opposite.

The perfect opportunity for development with coastal living in this ideal location!

**Matt Dignam**