



**11 Iris Ave, Riverwood**



## LOADED WITH DEVELOPMENT POTENTIAL

Quietly tucked away in a cul-de-sac position is this amazing investment or development opportunity STCA. Only once in a lifetime does an opportunity present itself to purchase a home in such a great location with an 18.288m wide frontage.

This 3 bedroom family home is perfectly positioned between Punchbowl and Riverwood amenities, with plenty of potential, only walking distance to McLaughlin Oval and minutes away from the popular Rotary Park, Morris lemma Indoor Sports Centre and the handy access to the M5 via Belmore Road. This home is ideal for anyone looking at developing (STCA), renovating, investing or are looking to build their dream home.

Main Features:

R3 Zoning Medium Density

Block Size approx. 670sqm

Extra Wide Frontage 18.288m

Clear of any easements or main sewer lines

A short stroll to shops, schools, parks, transport and all amenities

Inspection highly recommended this property will be sold.

Realistic vendors – MUST BE SOLD!

Due to COVID-19 restrictions the Auction for the above property has been postponed, in light with the restrictions, the Vendors have decided to offer

3 1 1 670 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	352
<b>Land Area</b>	670 m2

### Agent Details

Rabie Chehade - 0409 006 900

### Office Details

Yagoona

PO Box 2 Yagoona NSW 2199

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02 9645 3352



the property to the market by way of Offer To Purchase under Auction Conditions.

Contact Rabie Chehade on 0409 006 900 or Wos Ayoubi on 0425 234 980

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