



STRATHFIELD PARTNERS
REAL ESTATE AGENTS



15 Homebush Road Strathfield NSW

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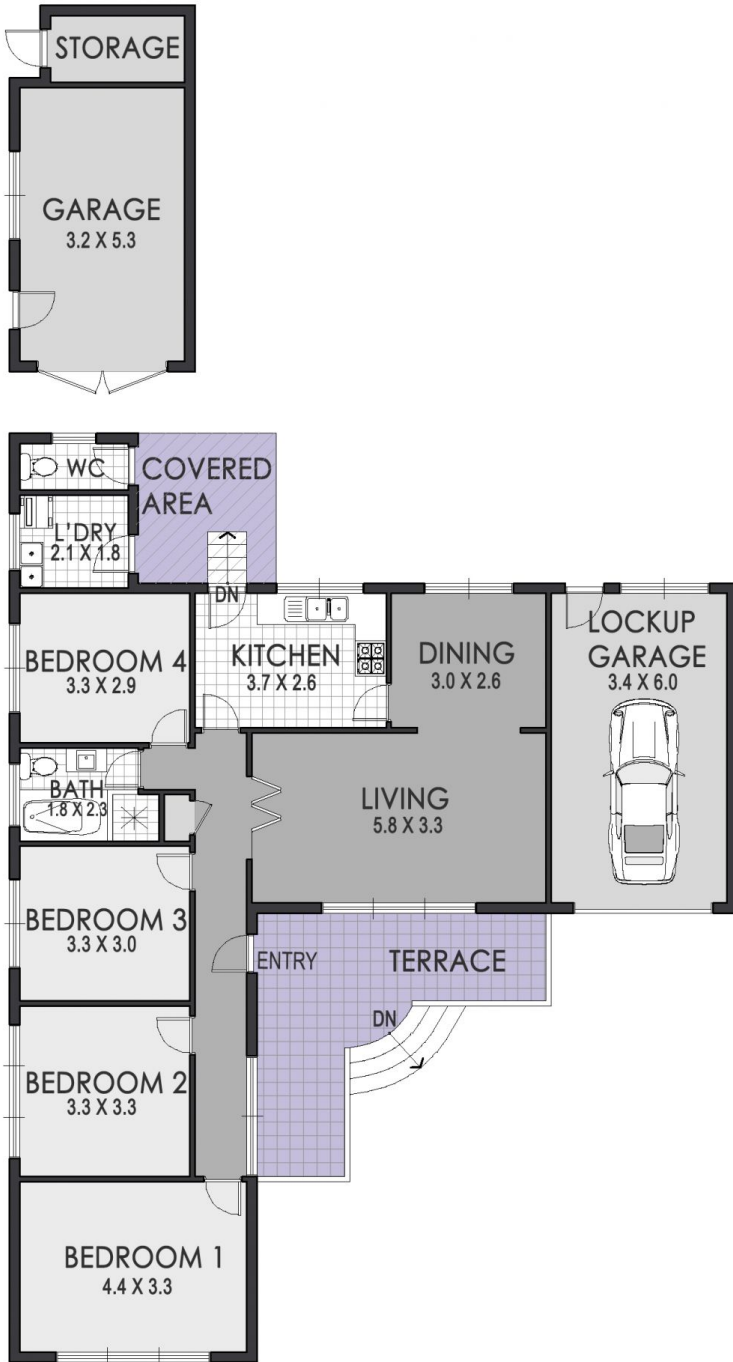
Offering exceptional future potential with a sought after R3 Zoning and within an easy stroll to both Strathfield and Homebush train station is this full brick home with four generous bedrooms, multiple living areas and high ceilings, set on an expansive 813m² of elevated, prime land.

Price : \$ 4,125,000
Land Size : 809 sqm
View : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/strathfield/residential/house/5963313>

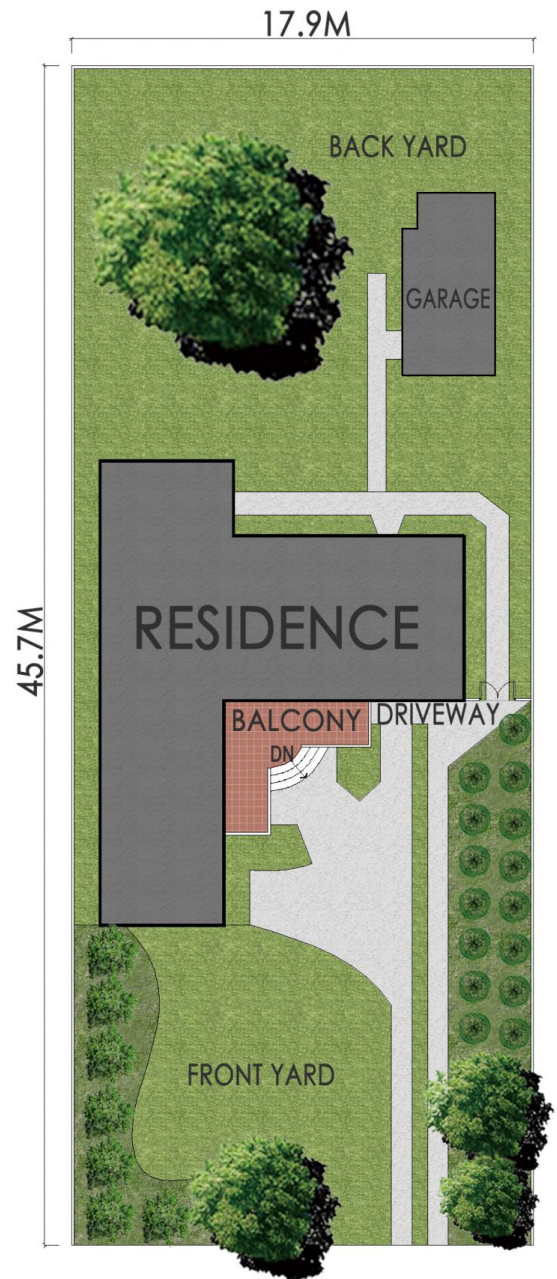
- * Neat and tidy full brick, four bedroom home
- * Large parcel over 809.4sqm (18.326m*46.939m) approx
- * R3 medium density zoning (Strathfield Council STCA)
- * Less than 5minutes walk to Homebush station/shops
- * Less than 10minutes walk to Strathfield Station/shops



Robert Pignataro
9763 2277



FLOOR PLAN



SITE PLAN



APPROX. AREA SIZE	
Internal Floorspace	126.2 sqm
Garage & Storage	20.4 sqm
External	671.4 sqm
Land Size	818.0 sqm



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The floor plan is shown for view purposes only and is not part of any legal document. All measurements and figures are approximate and not to scale.
Floor plan by CNK PLAN / www.cnkplan.com.au

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

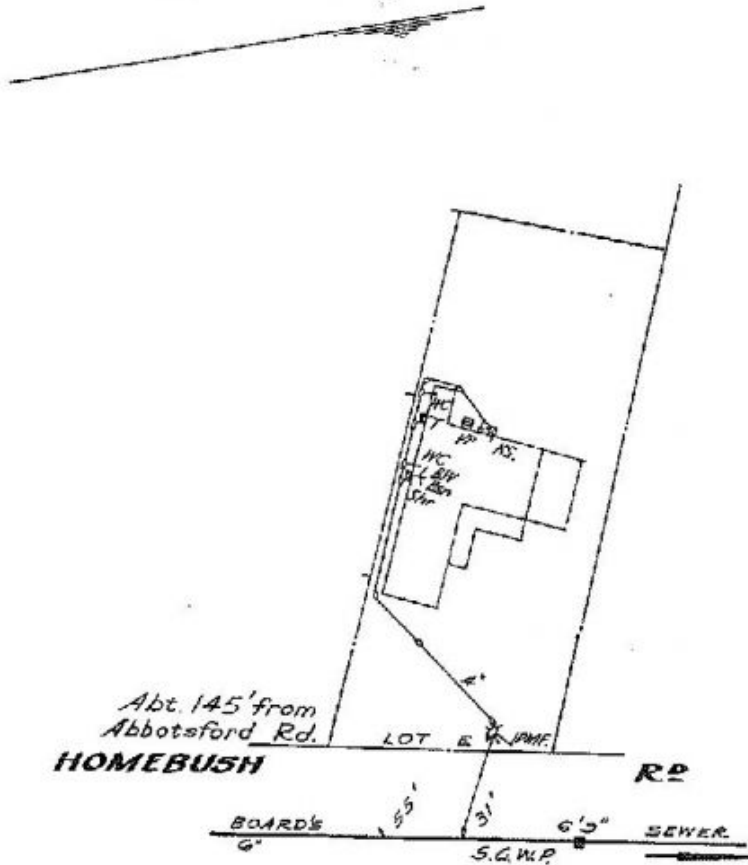
SEWERAGE SERVICE DIAGRAM

Municipality of **STRATHFIELD** No. **482881**

- SYMBOLS AND ABBREVIATIONS**
- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> ☐ Boundary Trap ☐ Pit ☐ G.I. Grease Interceptor ☐ Gully ☐ P.T. P. Trap ☐ R.S. Reflux Sink | <ul style="list-style-type: none"> ☒ R.V. Reflux Valve ☐ Cleaning Eye ☐ VERT. Vertical Pipe ☐ V.P. Vent. Pipe ☐ S.V.P. Soil Vent. Pipe ☐ D.C.C. Down Cast Cowl | <ul style="list-style-type: none"> I.P. Induct Pipe M.F. Mica Flap T. Tubs K.S. Kitchen Sink W.C. Water Closet B.W. Bath Waste | <ul style="list-style-type: none"> Bas. Basin Sh. Shower W.I.P. Wrought Iron Pipe C.I.P. Cast Iron Pipe F.W. Floor Waste W.M. Washing Machine |
|--|--|--|---|
- SCALE: 40 FEET TO AN INCH.

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer.



RATE No. _____ W.G.s. _____ U.C.s. _____ 19____

SHEET No. **816** OFFICE USE ONLY FOR ENGINEER HOUSE SERVICES

DRAINAGE		PLUMBING	
Supervised by	DATE	Supervised by	DATE
Inspector	/ /	Inspector	/ /
Examined by	DATE	Branch Office	
Chief Inspector	/ /	Date	/ /
Tracing Checked	/ /	Outfall	305 325
		Drainer	451 635
		Plumber	
		Boundary Trap	

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.