



### 31 The Crescent Homebush NSW

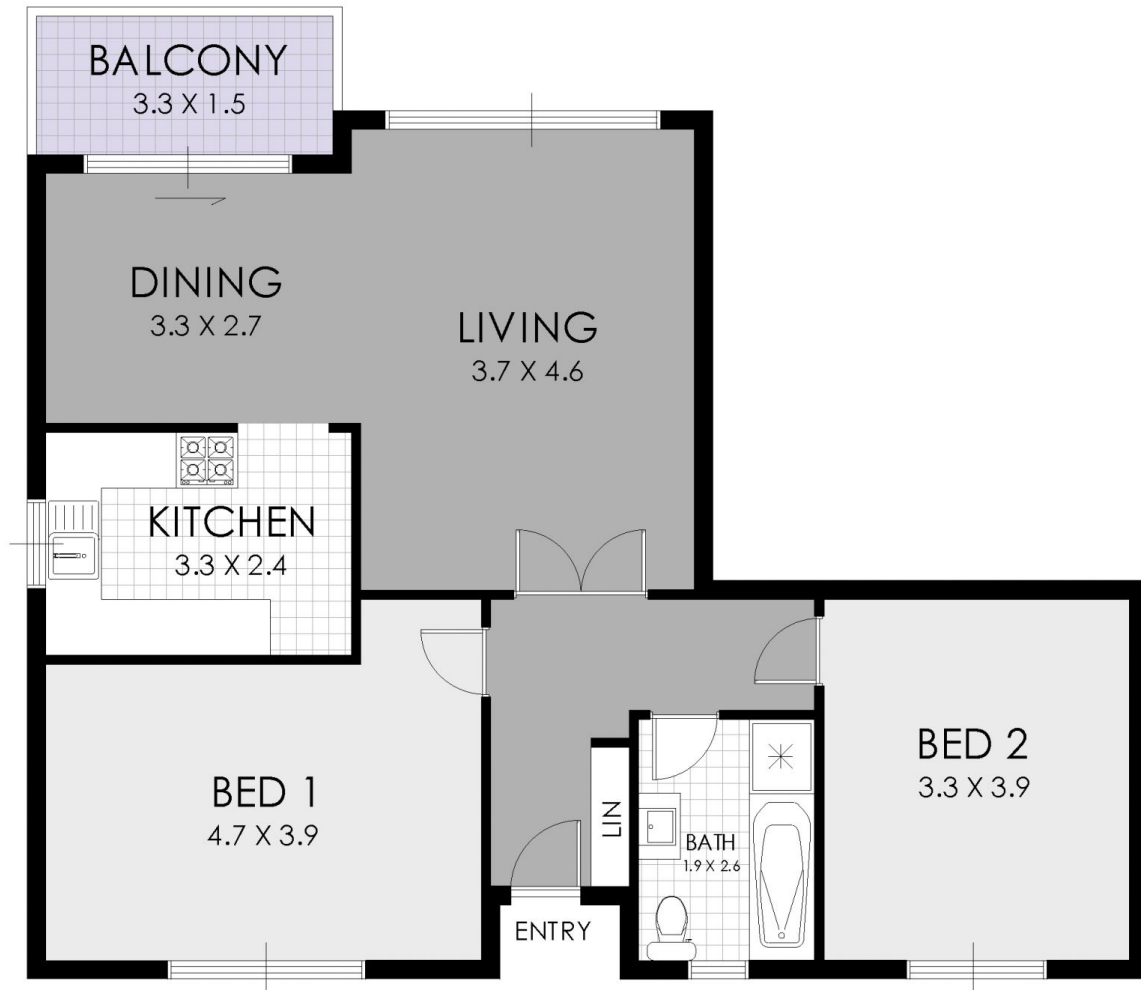
10 4 5

Offered for the first time in many years is this boutique block of only four (4) residential units comprising 2 x 2 bedroom and 2 x 3 bedroom units, all with open plan living areas, large bedrooms, kitchens and communal parking at the rear.

**Land Size** : 688696 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/homebush/residential/block-of-units/5963998>

Currently all leased and ideally positioned less than 100m to Homebush local amenities, eateries, public school and train station - offering an exceptional opportunity to builders, developers and investors alike.

- \* Exceptional investment and future development potential stca
- \* Zoning: B4 Mixed Use, FSR: V-3.00, HOB: O-16m
- \* 2 level, full brick residential building in premium location
- \* Traditionally spacious units with high ceilings
- \* 2 x 2 bedroom and 2 x 3 bedroom + sunroom units



## FLOOR PLAN

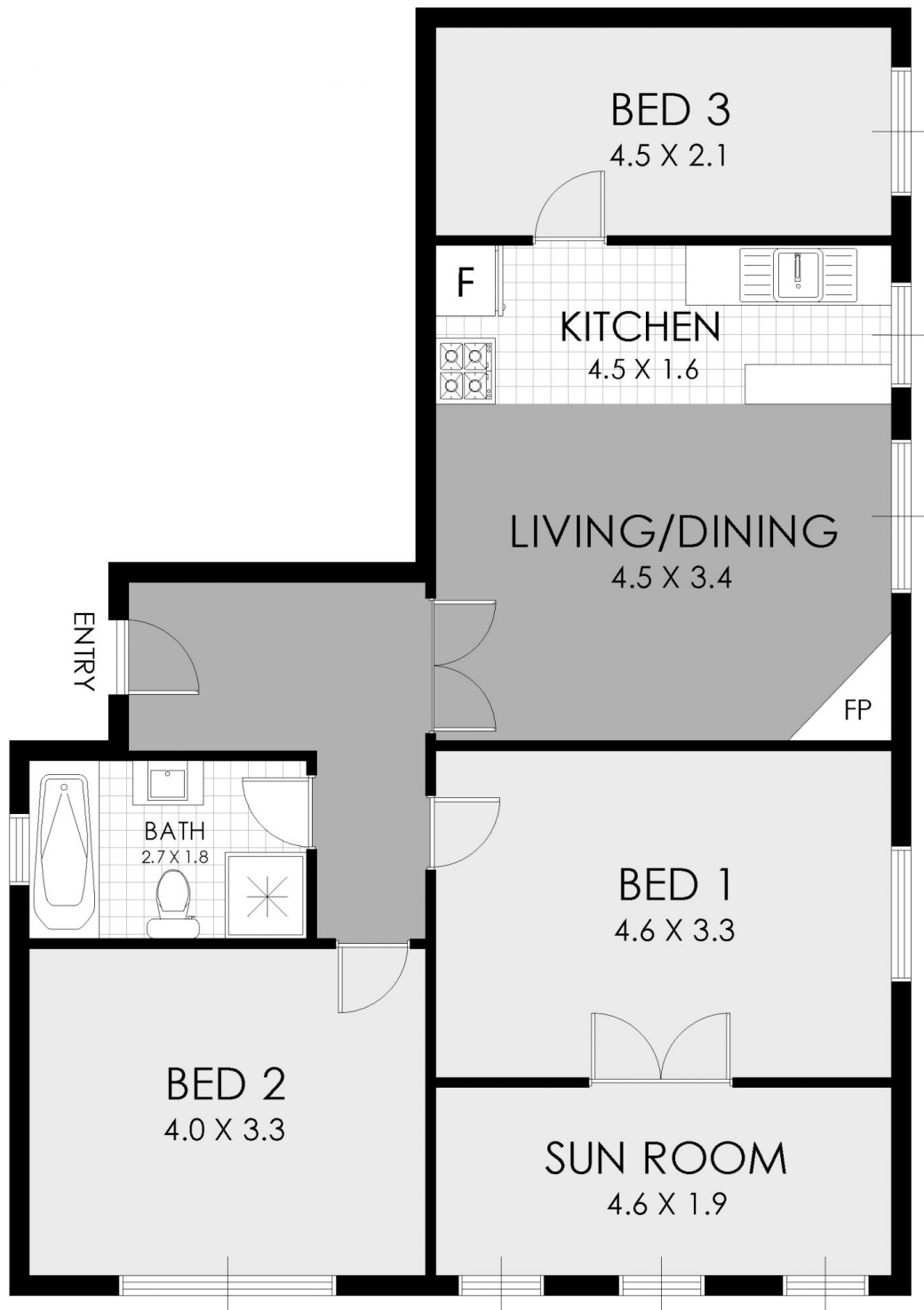


**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS

## 4/31 The Crescent, Homebush

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by [cnkplan@cnkplan.com.au](mailto:cnkplan@cnkplan.com.au) / [www.cnkplan.com.au](http://www.cnkplan.com.au)





## FLOOR PLAN



STRATHFIELD PARTNERS  
REAL ESTATE AGENTS

## 2/31 The Crescent, Homebush

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by [cnkplan@cnkplan.com.au](mailto:cnkplan@cnkplan.com.au) / [www.cnkplan.com.au](http://www.cnkplan.com.au)