



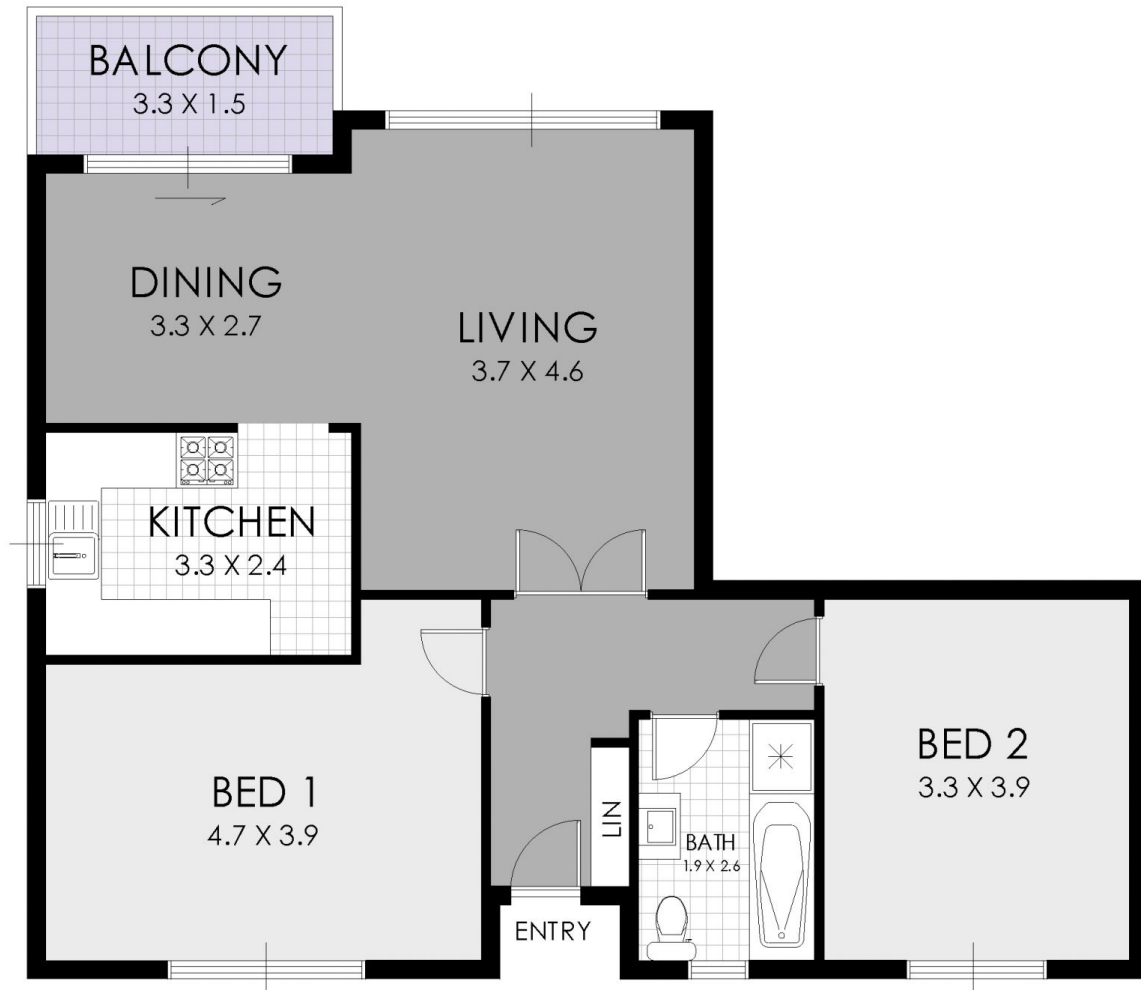
### 31 The Crescent Homebush NSW

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.

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
- \* 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

**Building Size** : 688 sqm  
**Land Size** : 688 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/homebush/commercial/development/5963999>



## FLOOR PLAN

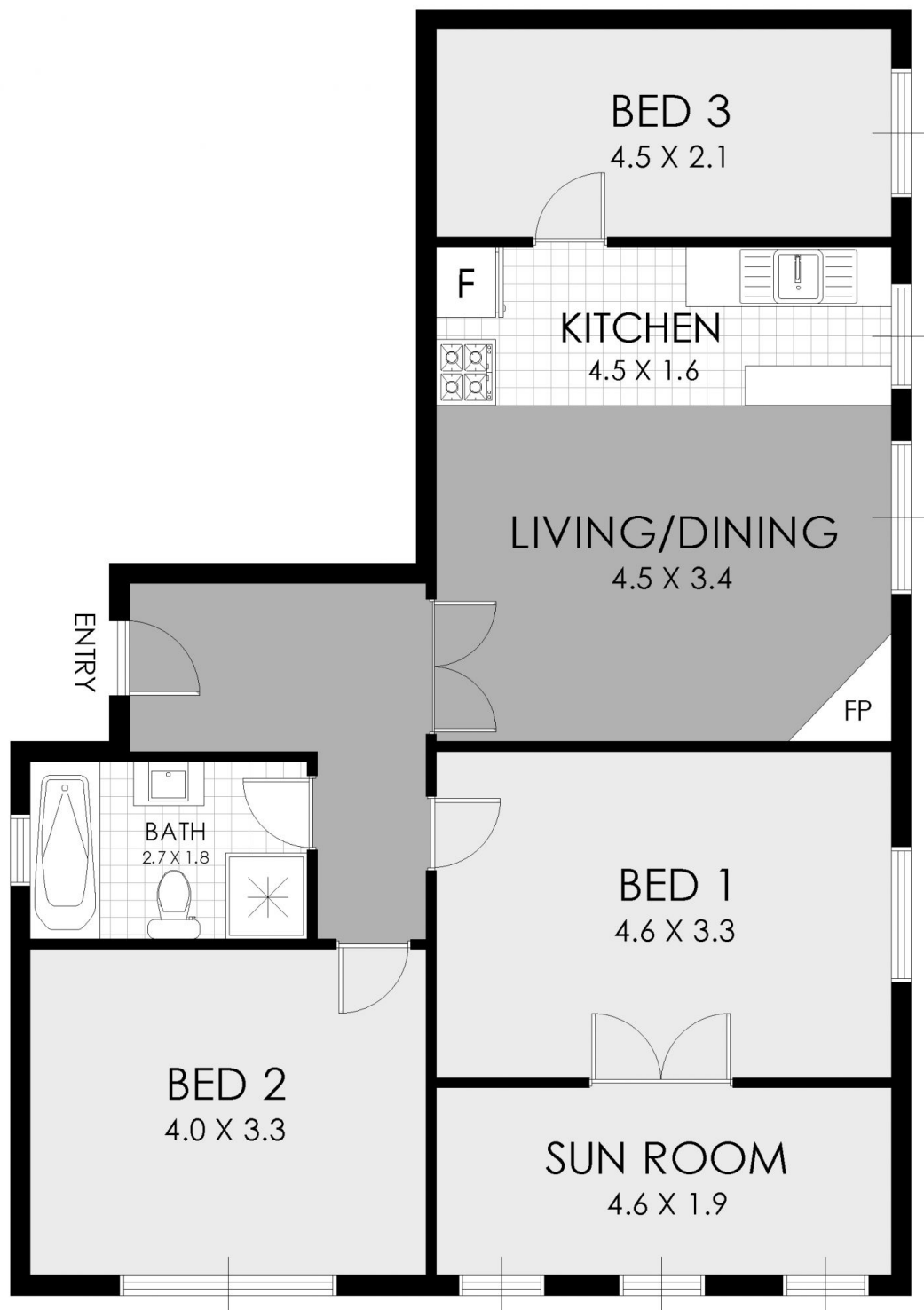


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## 4/31 The Crescent, Homebush

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## FLOOR PLAN



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## 2/31 The Crescent, Homebush

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