



STRATHFIELD PARTNERS
REAL ESTATE AGENTS



31 Garfield Street Carlton NSW

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Rarely does an opportunity present itself to acquire a free-standing, double-fronted, full brick home, boasting a generous floor-plan, which also presents an enormous opportunity to develop further.

Nestled in the heart of Carlton, this corner-positioned gem, epitomizes timeless elegance with its stunning period features and solid full brick construction.

Beyond its nostalgic allure lies immense potential. With its recent rezoning to R4 High Density, a Floor Space Ratio of 1.5:1, and a building height of 15 meters, this property beckons developers to explore its possibilities (STCA). Imagine the transformation awaiting this canvas, ready to evolve further into a modern masterpiece.

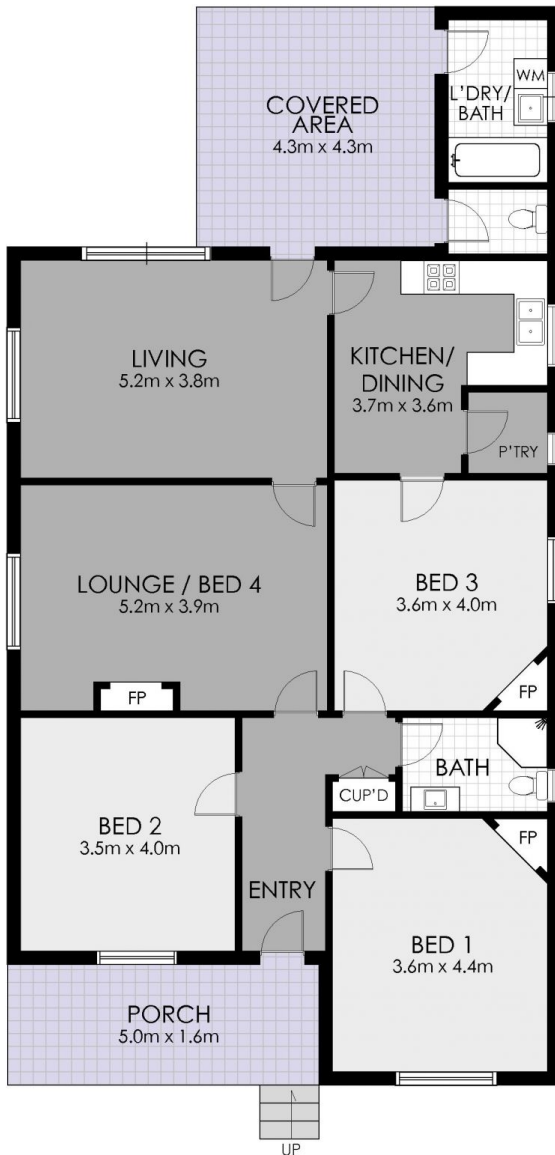
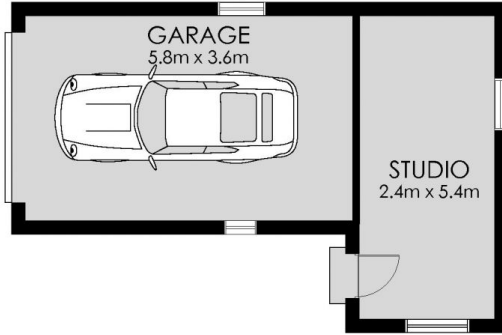
Inside, three to four spacious bedrooms await,

Price : Auction this Saturday at 1.15pm
Land Size : 443.9 sqm
View : <https://www.strathfieldpartners.com.au/sale/nsw/st-george/carlton/residential/house/7995551>

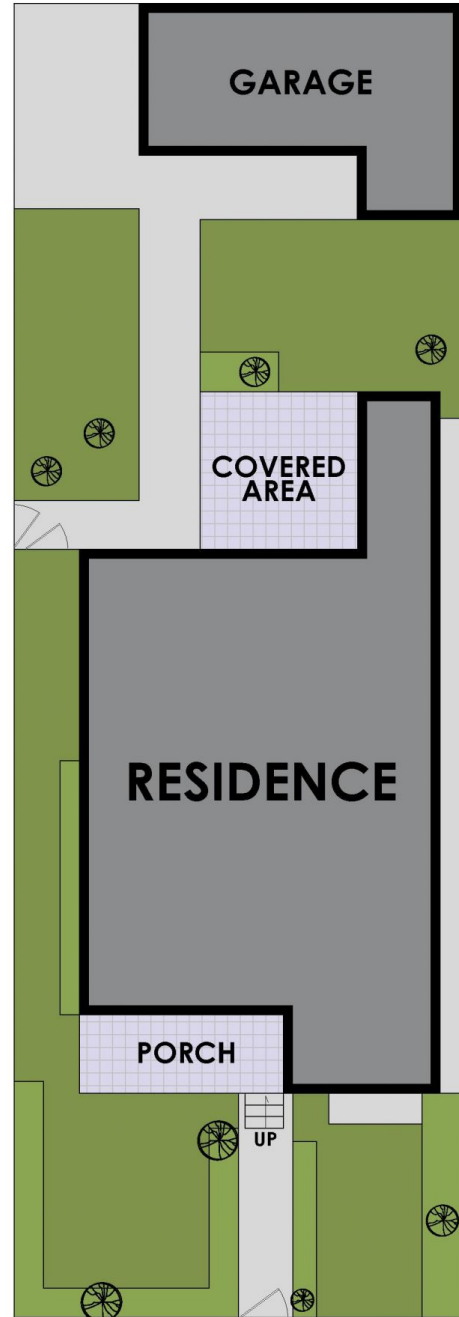


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GROUND FLOOR



SITE PLAN



31 Garfield Street, Carlton



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