

## 21 Morrison Road Gladesville NSW

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Ideally located for lifestyle enjoyment and easy commuting with exceptional redevelopment potential. This Californian cottage on a 505.45sqm level corner block offers a wealth of options to design a substantial family home, build a duplex/dual occupancy for residence plus investment or redevelop for reward. Zoned R4 High Density Residential under the Ryde LEP (2014), the property has DA Approval for a boutique block of six designer apartments to maximise the full development potential of the site and buyer demand. Set in a leafy residential precinct just 5 minutes walk to main street shopping, eateries, schools, transport and footsteps to waterfront parkland, this is a unique opportunity to buy in and build up in this popular waterside suburb, just 11km to the City.

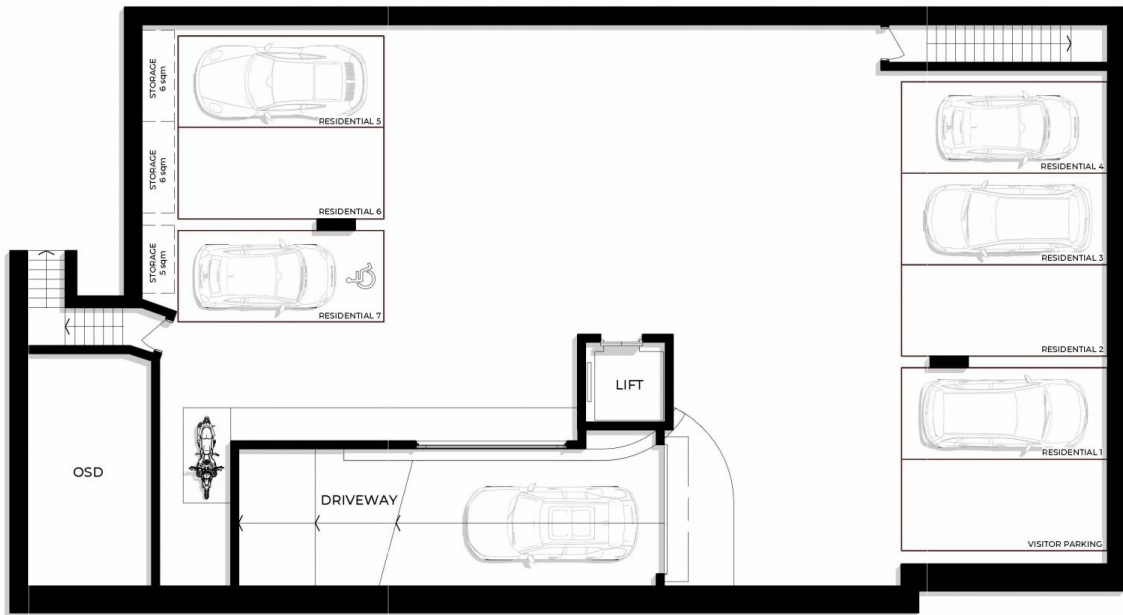
**Price** : Contact Agent  
**Land Size** : 505.5 sqm  
**View** : <https://www.rogermickhail.com.au/7949246>



**John Lagounaris**  
02 9713 5900



**Roger Mickhail**  
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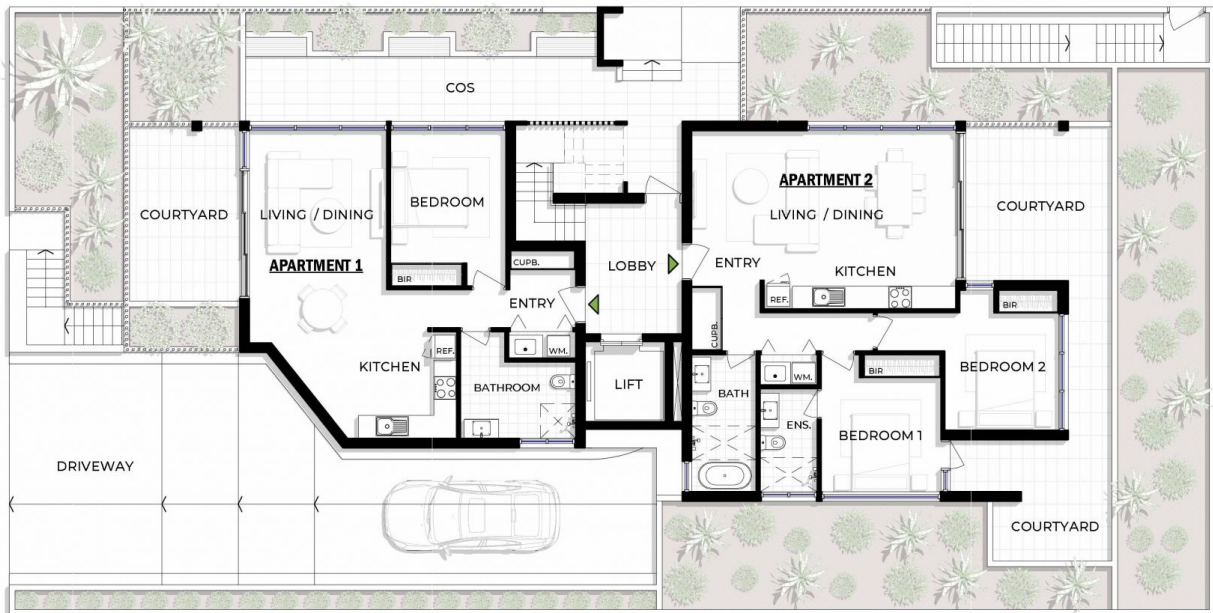


**BASEMENT LEVEL FLOOR PLAN**



**Apartment 1 & 2 / 21 Morrison Road, Gladesville**

The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



**GROUND LEVEL FLOOR PLAN & SITE PLAN**



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Apartment 1: Internal floor area approx.: 60sqm  
 External Floor area approx.: 18sqm  
 Apartment 2: Internal Floor area approx.: 75sqm  
 External Floor area approx.: 32.5sqm