

21 Morrison Road Gladesville NSW

3 1 1

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.

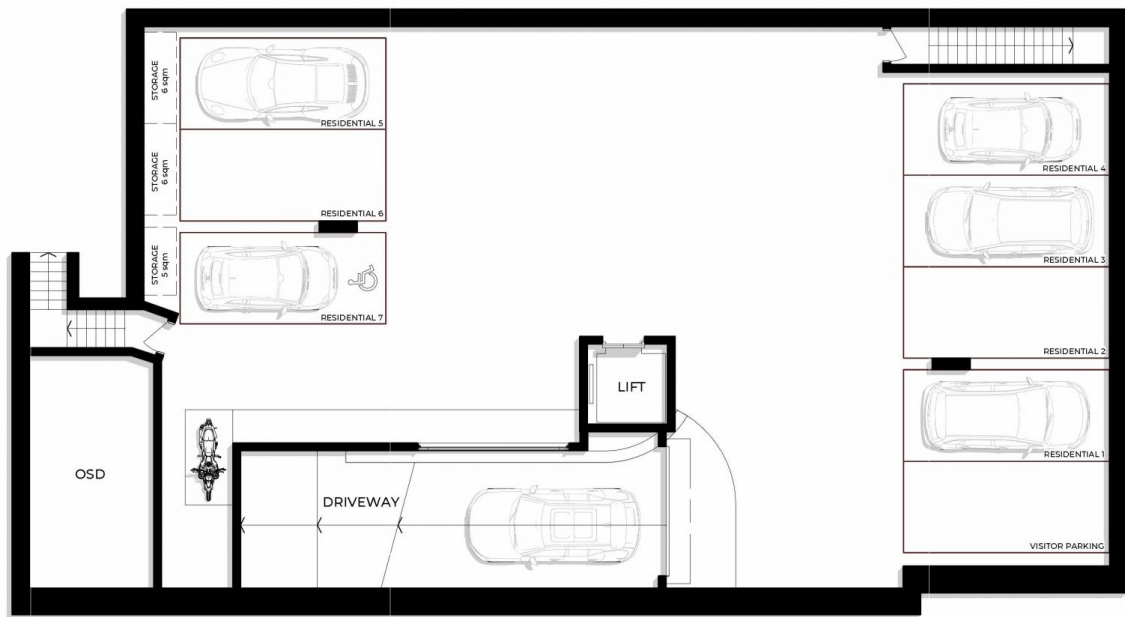
Price : Contact Agent
Land Size : 505.5 sqm
View : <https://www.rogermickhail.com.au/7949246>



John Lagounaris
02 9713 5900



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BASEMENT LEVEL FLOOR PLAN

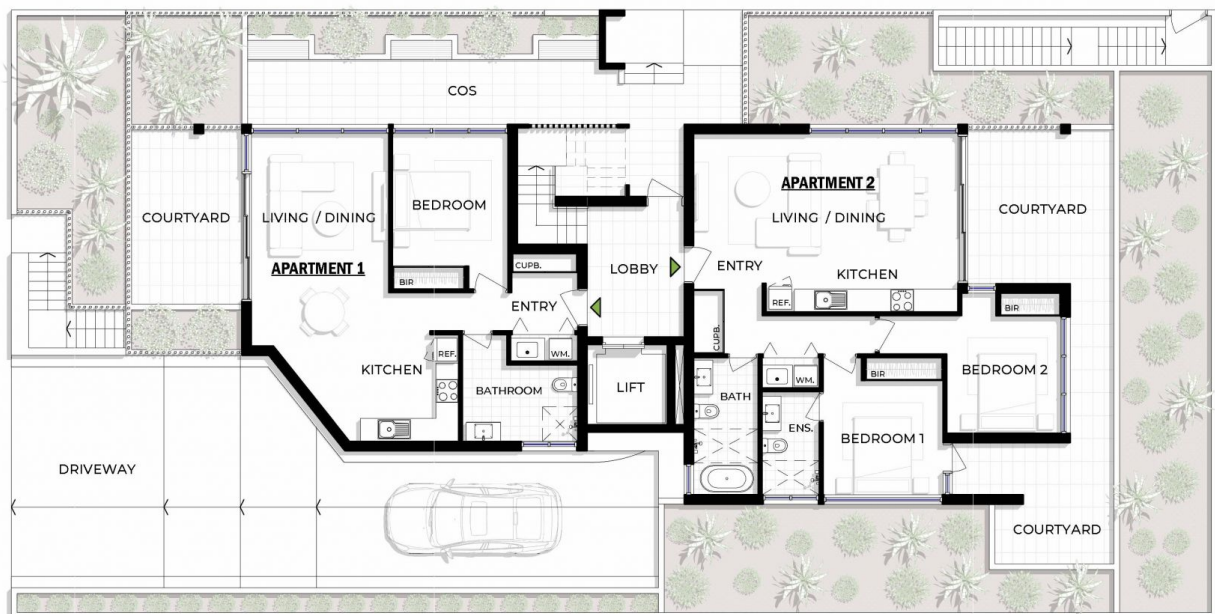


0 1 2 3 4m

roger m
mickhail

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



0 1 2 3 4m

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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