



2 Balmoral Street Waitara, NSW

3 bed | 1 bath | 1 car

## Outstanding redevelopment opportunity (STCA)

An elevated leafy setting compliments a premium position is one of Waitara's most desirable streets, with convenient proximity to transport, prestige primary and secondary schools, picturesque parks, Westfield shopping and Wahroonga village. Occupying an exceptional 992.7sqm parcel, this charming character home offers exciting possibilities for the astute family buyer or investor. Move in as is or renovate and extend. This is a uniquely exciting package, with development application (DA) approved 5 bedroom home, plus granny flat or tremendous future development prospects of the substantial land size and position within a medium to high density zoning (STCA).

- Character cottage with traditional layout
- Generously proportioned living room with gas heater
- Separate, private sunroom overlooking pretty streetscape
- Fully fenced and grassed deep backyard with scattered trees
- Neatly presented and light eat-in kitchen
- Spacious dining room with wraparound windows
- 3 spacious and bright bedrooms
- Tidy and functional bathroom, shower over bath
- Original character with high ceilings and picture rails

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