



22 Cockatoo Place Glenorie NSW

Build your dream home

This 1 acre vacant block of land has a DA approved home with a swimming pool and is ready to build on now.

Conveniently located only minutes to Glenorie shopping village and within a quiet cul de sac street.

This property offers an affordable entry level to acreage. Neighbouring new homes showcase the quality and lifestyle that is on offer.

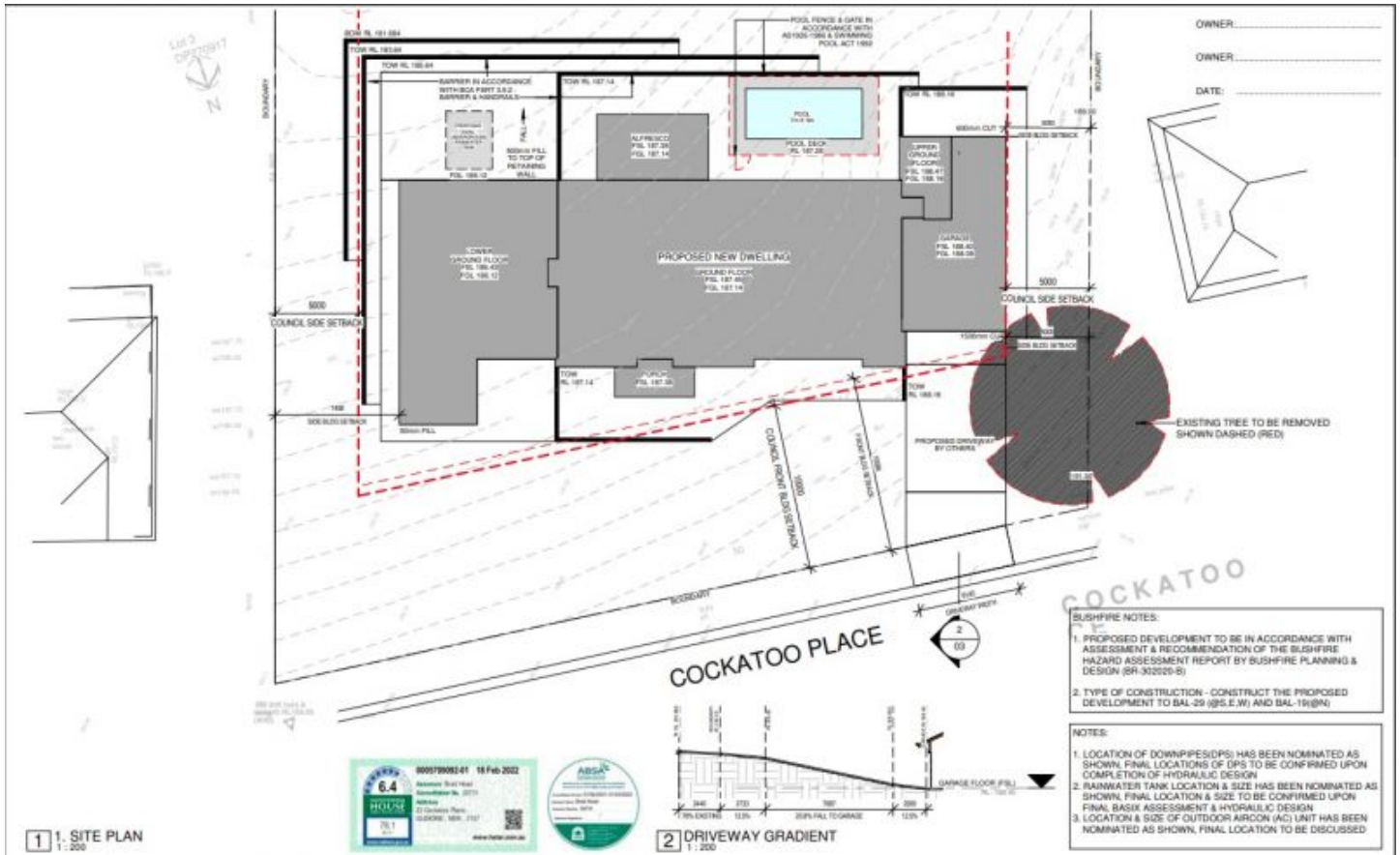
- ? 4003m2 vacant block of land
- ? Wide frontage with DA approved home ready to build
- ? North facing aspect
- ? Bus stop within a short walking distance
- ? Only minutes to Glenorie shops and village
- ? 55 minutes to Sydney CBD

Kate Lumby 0414 620 222

\$ 1,105,000

Type : Land
Land Size : 4003 sqm
View : <https://www.lumby.com.au/7951313>

Lumby Real Estate
02 9651 2788



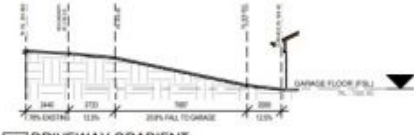
OWNER: _____
 OWNER: _____
 DATE: _____

BUSHFIRE NOTES:

1. PROPOSED DEVELOPMENT TO BE IN ACCORDANCE WITH ASSESSMENT & RECOMMENDATION OF THE BUSHFIRE HAZARD ASSESSMENT REPORT BY BUSHFIRE PLANNING & DESIGN (BR-302520-B)
2. TYPE OF CONSTRUCTION - CONSTRUCT THE PROPOSED DEVELOPMENT TO BAL-29 (BS.E.W) AND BAL-19(BN)

NOTES:

1. LOCATION OF DOWNPIPES(DPS) HAS BEEN NOMINATED AS SHOWN. FINAL LOCATIONS OF DPS TO BE CONFIRMED UPON COMPLETION OF HYDRAULIC DESIGN
2. RAINWATER TANK LOCATION & SIZE HAS BEEN NOMINATED AS SHOWN. FINAL LOCATION & SIZE TO BE CONFIRMED UPON FINAL BASIX ASSESSMENT & HYDRAULIC DESIGN
3. LOCATION & SIZE OF OUTDOOR AIRCON (AC) UNIT HAS BEEN NOMINATED AS SHOWN. FINAL LOCATION TO BE DISCUSSED



2 DRIVEWAY GRADIENT
1:200

1 SITE PLAN
1:200