



**SITE PLAN  
1:200**

**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS AND DETAILS.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION. BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
- ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION

111 Orchardleigh St, Yennora



**Duplex site (S.T.C.A)**

Key smart realty is pleased to present this exciting development opportunity to all developers and investors.

Walking distance to Yennora train station. 4 min drive to Guildford and 5 min drive approx to Fairfield shops and schools.

This well maintained 3 bedrooms , corner block , bright and very tidy house is the perfect property to lease out and develop later. The vendor has completed plans and surveyor report for the duplex , just need DA for completion (S.T.C.A).

The property potential lease would be between \$450-480 approx per week.

Property features :

#Land size : 598 SQM approx.

#Frontage : 18.9 SQM approx.

# 3 Bedrooms

#1 Bathroom

#1 carport

3 1 1

**Price** contact agent  
**Property Type** residential  
**Property ID** 17  
**Land Area** 598 m2

**Agent Details**

Yvette Soliman - 02 8385 4990

**Office Details**

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 Unit 17 2 Willison Rd Carlton NSW 2218  
 Australia  
 02 8385 4990



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.