



## 10 Marlo Road Cronulla NSW

### PRIME BEACHSIDE DEVELOPMENT SITE - ZONED "R4 HIGH DENSITY RESIDENTIAL"

Highly sought but rarely found, don't miss a truly rare opportunity to secure this prime "R4 High Density Residential" development site totalling over 630 square metres in the vibrant beachside Cronulla precinct.

Offering endless potential (stca) & conveniently located within close proximity and walking distance to local waterside eateries, cafes, schools, shops, train station, pristine beaches & bays and golf courses.

- Highly sought beachside address
- Endless underlying potential (stca)
- Vacant & near level easy building site
- Zoned "R4 High Density Residential"
- Impressive site area of over 630 square metres
- Permissible FSR - 1.2:1 (stca)
- Permissible Height - 16 metres (stca)

### Expressions of Interest

<b>Type</b>	: Development
<b>Land Size</b>	: 638 sqm
<b>View</b>	: <a href="https://www.brookes.net.au/sale/nsw/sutherland/cronulla/commercial/development/8017140">https://www.brookes.net.au/sale/nsw/sutherland/cronulla/commercial/development/8017140</a>

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