

## 65 Station Road Auburn NSW

3 1 2

HS Partners Real Estate proudly introduce an incredible 3-bedroom house boasting a standout feature in its zoning and floor ratio. Nestled in an R4 zone, this property offers limitless possibilities, whether you dream of extending the existing dwelling or exploring development opportunities (STCA), providing an extraordinary canvas to materialise your vision. The advantageous 2:1 floor ratio further augments the potential, granting increased building capacity and maximising the land's value.

Externally, the property offers a low-maintenance yard, a perfect space for outdoor activities, complemented by ample off-street parking, ensuring utmost convenience. Situated in the heart of Auburn, this home enjoys close proximity to a wide array of amenities, including shopping center, schools, parks, and a 700m walk from the local train station, providing ease of commuting. The vibrant local

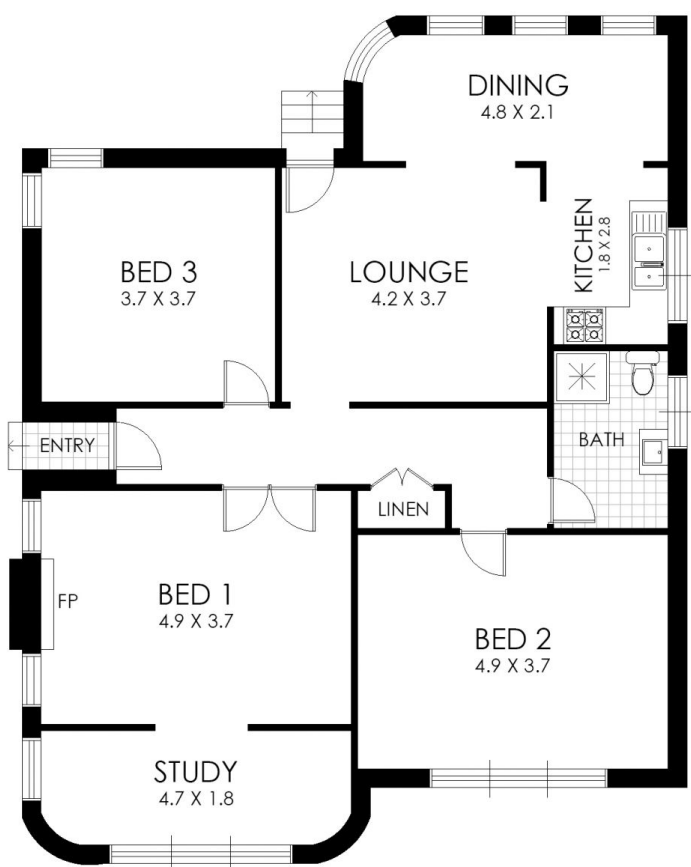
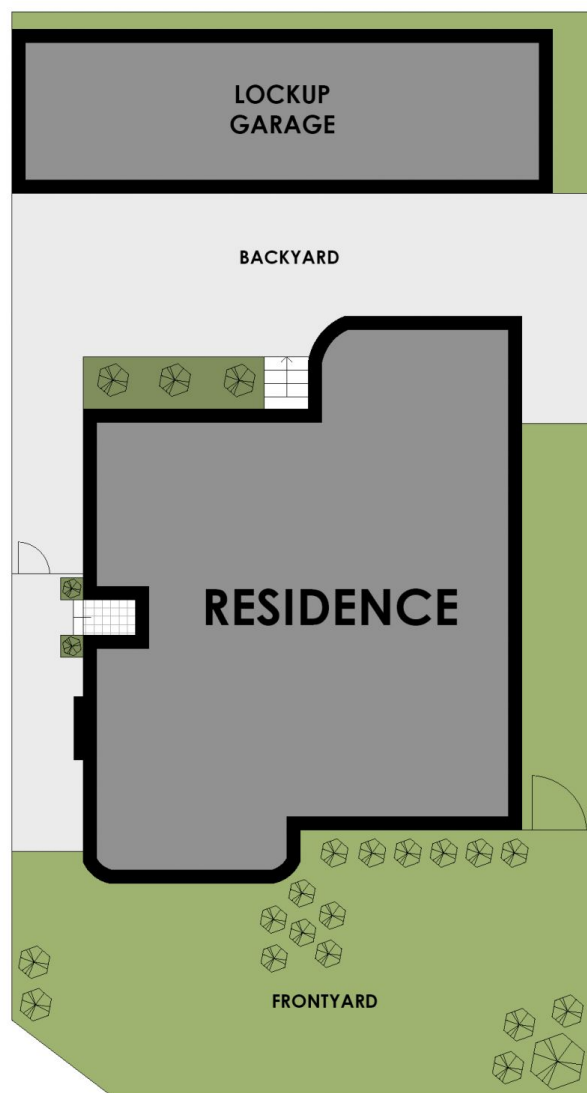
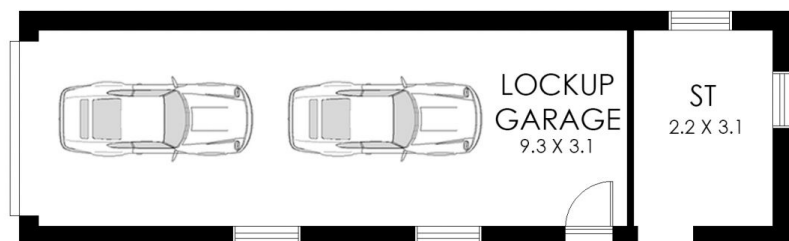
**Price** : \$ 1,120,000  
**Land Size** : 310 sqm  
**View** : <https://www.hspartners.com.au/7734363>



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FLOOR PLAN

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