



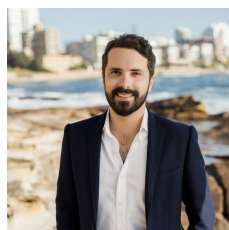
**12 Gordon Street CARINGBAH NSW**

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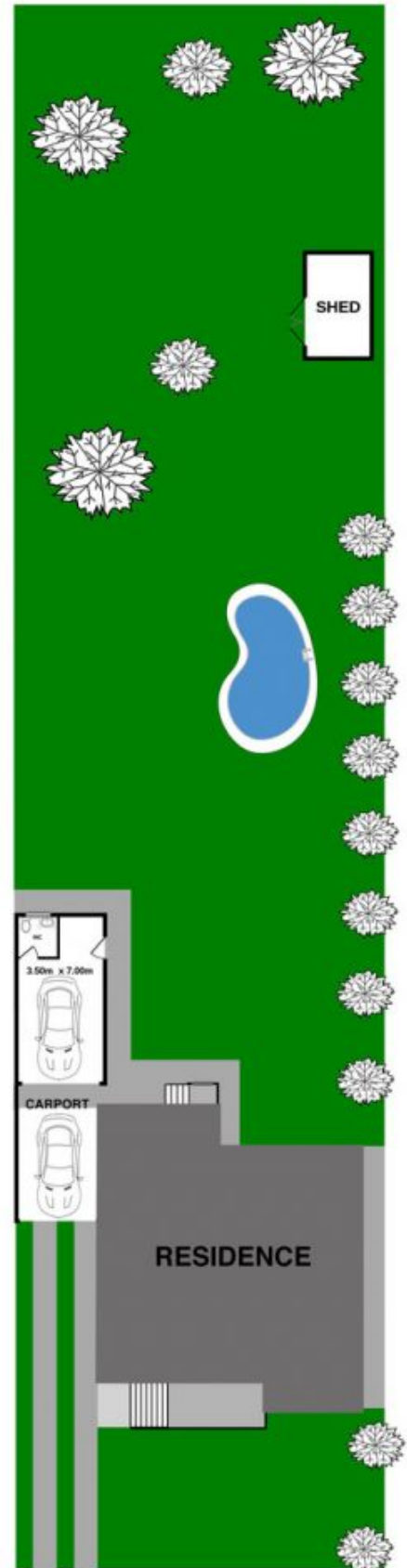
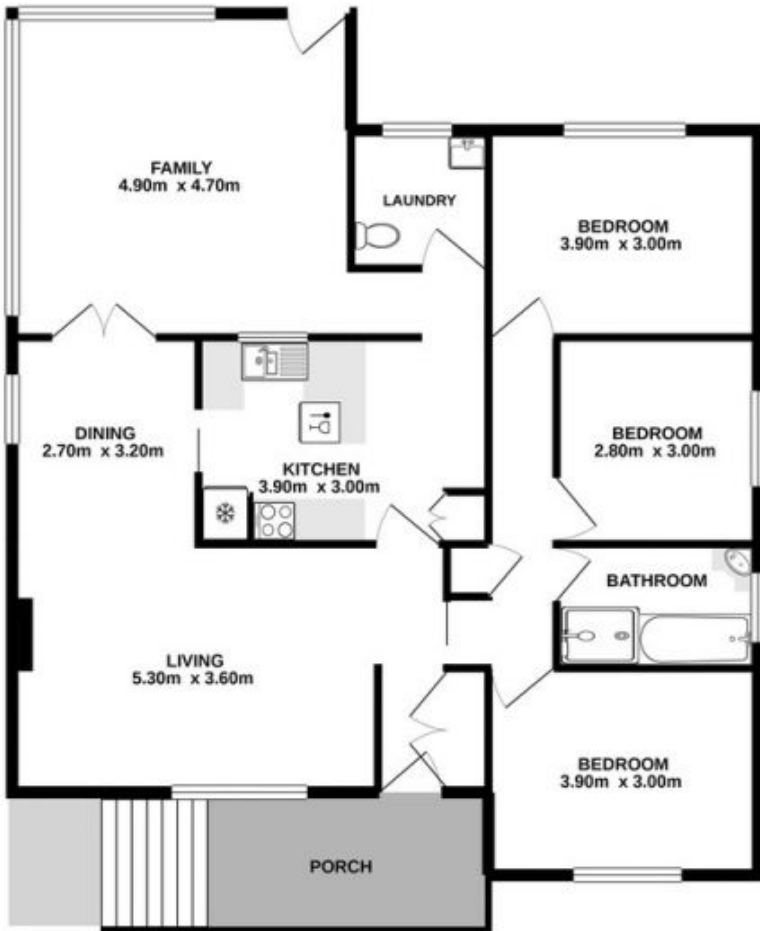
Centrally & conveniently located in North Caringbah, this lovingly maintained family home hits the market for the first time in 55 years. Offering a fantastic opportunity for a growing family seeking a family home on a large block. Renovate the existing home or redevelop (STCA) this near level (approx) 961.1 sqm parcel of land.

- Single level family home on large parcel of land
- Enormous backyard with in ground pool
- Generously proportioned with multiple living/dining options
- Original but well maintained kitchen & bathroom
- Single carport & garage, second toilet in the garage
- Ideal site for premium duplex development STCA
- Huge (approx.) 961.1 sqm block with 15.85m frontage
- R2 zoning, 0.55:1 floor space ratio, maximum 8.5m building height

**Price** : \$ 1,410,000  
**Land Size** : 961.1 sqm  
**View** : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/caringbah/residential/house/5721879>



**Corey Bell**  
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Site Plan (not to scale)