



## 20 Robert Street PENRITH NSW

Site area 1397sqm (approx.)

Frontage 27.74m

Height Limit 15m

Zoning R4 High Density Residential.

**Land Size** : 1397 sqm

**View** : <https://www.prdcommercialwest.com.au/sale/nsw/western-sydney/penrith/commercial/development/5615827>

This is the ideal site to build that special boutique building that our market is demanding.

There is plenty of talk about the supply of units in the Sydney market. Whatever your opinion in this area, there is one thing everyone is forgetting.

No one is building apartments in the Penrith area that are designed for owner occupiers and even more importantly down sizers. With an ageing population demanding suitable housing options there is a wealthy niche market that most architects & builders are missing the boat on.

This site is the ideal size to reconsider designing purely on yield and listen to the markets needs and build something that will appeal to wider marketplace.

The reduced height limit has two direct impacts. Obviously it impacts on yield, which in turn could mean that you will only need to build a single basement car park. In fact our land gradient (which slopes back towards the street) should also help with excavation due to the fact that it is so high above the street.

The location is in a peaceful residential environment, with exceptional views towards the Mountains and with a direct Northerly aspect.



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