



## 34-38 Pinnacle Street MIRANDA NSW

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Outstanding opportunity to secure 4 properties in one line. This raw, near level development site has been rezoned and is now permissible for high density development under the new LEP and draft DCP. Ideally situated within close proximity to local schools, train station, the recently upgraded Westfield Shopping Centre and the trendy GyMEA Village, this site offers a great lifestyle. Main features:

- Site area of 2319sqm with a 61m frontage
- Zone R4 - High Density Residential
- Floor Space Ratio of 2:1
- Potential to build up to 8 levels
- Approx site dimensions - 61m wide x 38m deep

**Price** : \$ 7,275,000  
**Land Size** : 2319 sqm  
**View** : <https://www.crippsandcripps.com.au/sale/nsw/sutherland/miranda/residential/house/5956797>



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