

SKYLINE

Information Memorandum

18 Holland Crescent
Frenchs Forest

18 Holland Crescent, Frenchs Forest



Lot 12 DP 30837 PT ARC 21.36 / 20.42 x 31.67 / 35.26 - 708sqm

Skyline Real estate is proud to offer, on behalf of the Vendors, 18 Holland Crescent, Frenchs Forest.

An exciting opportunity to secure a quality land holding in the popular Northern Beaches Hospital Precinct Planning area.

The Vendor has exclusively appointed Skyline Real Estate to market the property for sale by a public auction on

On-Site, 7th September 2019 at 12.15pm.

Executive Summary

18 Holland Crescent sits on a level block on the high side of the street and consists of approx. 708sqm of land.

This site is within close proximity to Express City / Chatswood / Manly Bus stops as well as Forest Way Shopping Centre.

This site is located within 450m of the New Northern Beaches Hospital and will back onto the proposed new town centre.

The Precinct Structure Plan indicates that the subject property will be rezoned to R3 - Medium Density (Subject to NSW Government Gazetting)

The Precinct Plan shows this property is located in Phase 2, with an FSR of 1.7 : 1 and a Height Level of 17.5 meters.

The NSW Government has invested heavily in this area with significantly improved road works and public infrastructure.

The Greater Sydney Commission has stated Frenchs Forest will be a Strategic Centre and a Health & Education Precinct in their 'Greater Sydney Region Plan - A Metropolis of Three Cities - connecting people printed in March 2018.

This site is in a prime location and an excellent investment for the future.

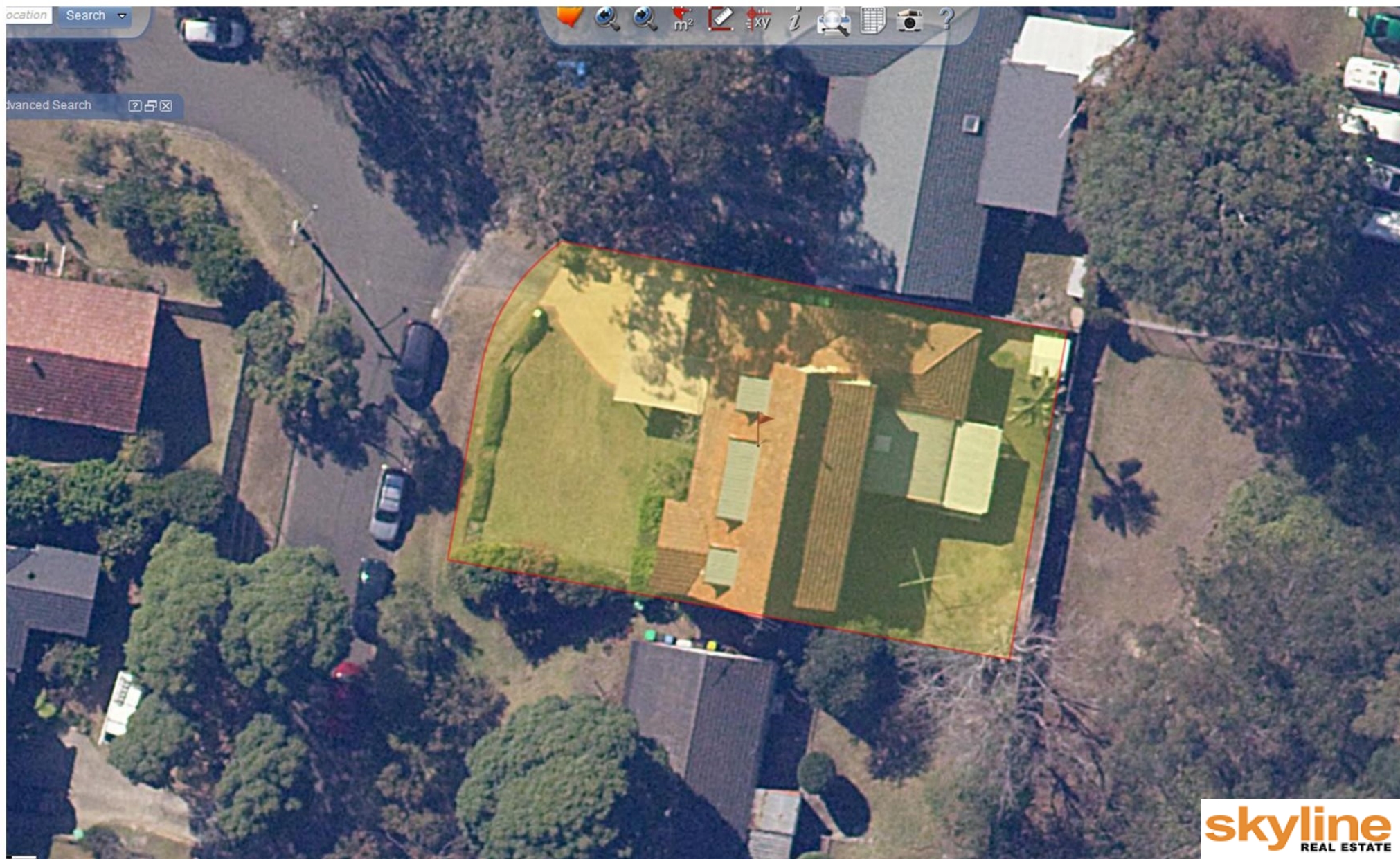
The Original Owners are Selling for the First Time

skyline
REAL ESTATE



18 Holland Crescent, Frenchs Forest - 708sqm

Proposed New Zoning - R3 Medium Density - FSR 1.7 - Height 21m *subject to NSW Govt Gazettal



18 Holland Crescent

Close to:-

Hospital - Forest Way Shops - Backs onto proposed new Shopping Centre *subject to NSW Govt Gazettal

Close to Schools & Bus Stops - Level Block on high side of street



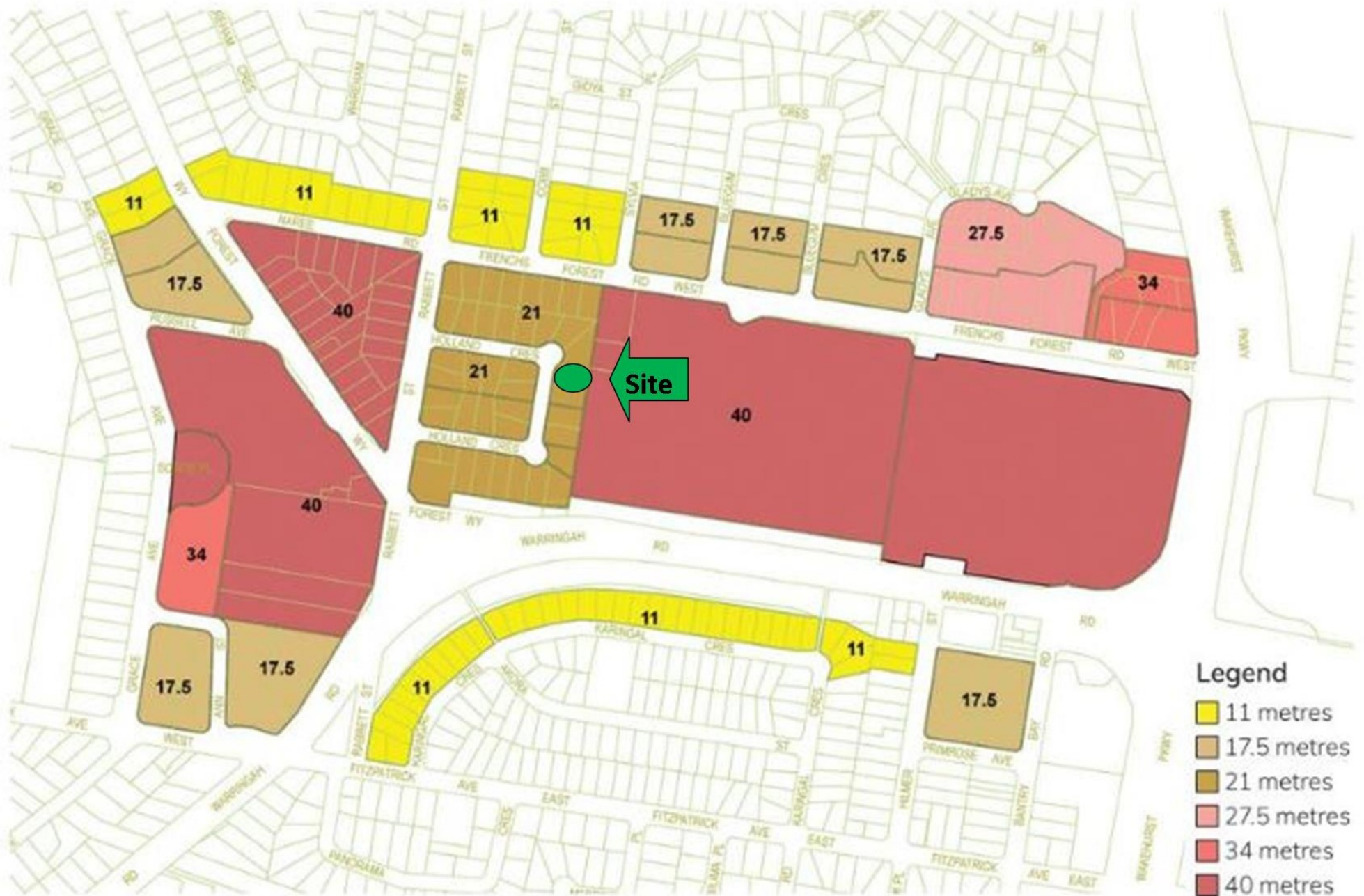
Proposed Zoning - Phase Two - R3 Medium Density * Subject to NSW Government Approval







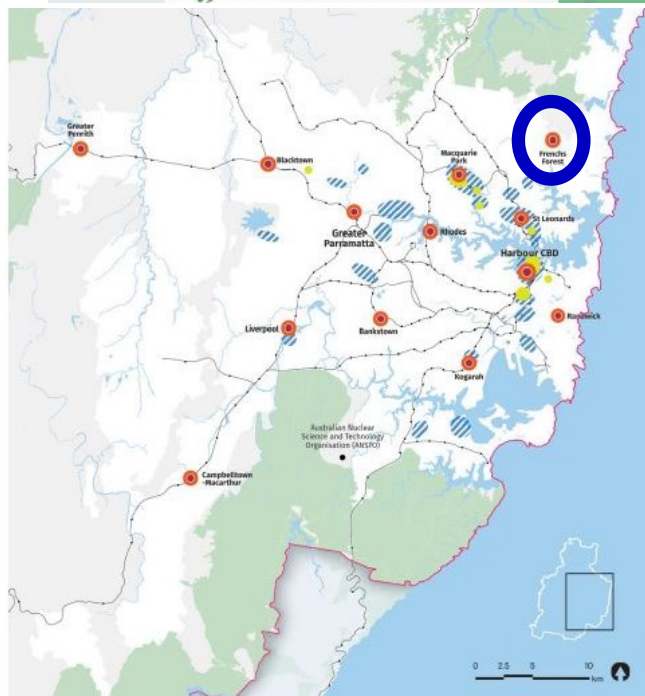
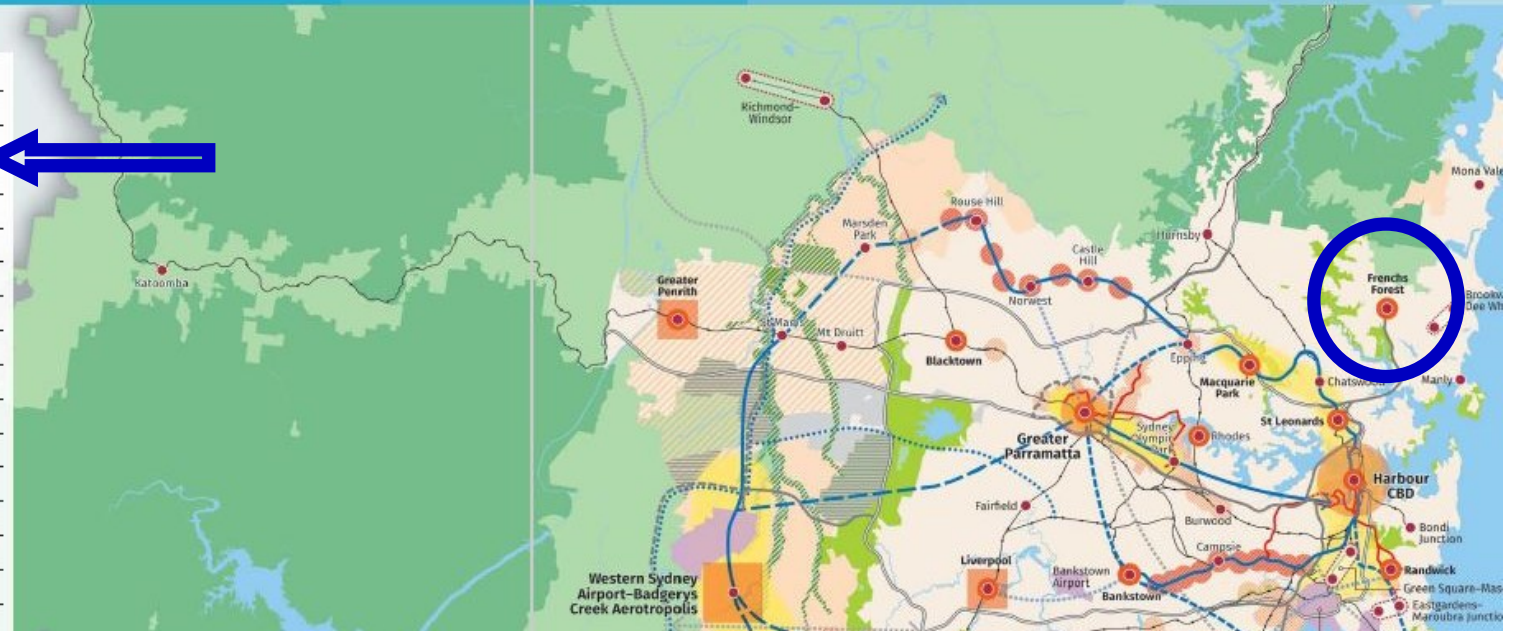
FSR = 1.7 : 1 * Subject to NSW Government Approval.



Height Map - 21m * Subject to NSW Government Approval



-  Metropolitan Centre
-  Metropolitan Cluster
-  Health and Education Precinct
-  Strategic Centre
-  Economic Corridor
-  Trade Gateway
-  Western Sydney Employment Area
-  Land Release Area
-  Transit Oriented Development
-  Urban Renewal Area
-  Greater Penrith to Eastern Creek Growth Area
-  Urban Investigation Area
-  Urban Area
-  Protected Natural Area
-  Metropolitan Rural Area
-  Major Urban Parkland including National Parks and Reserves
-  South Creek Parkland Investigation



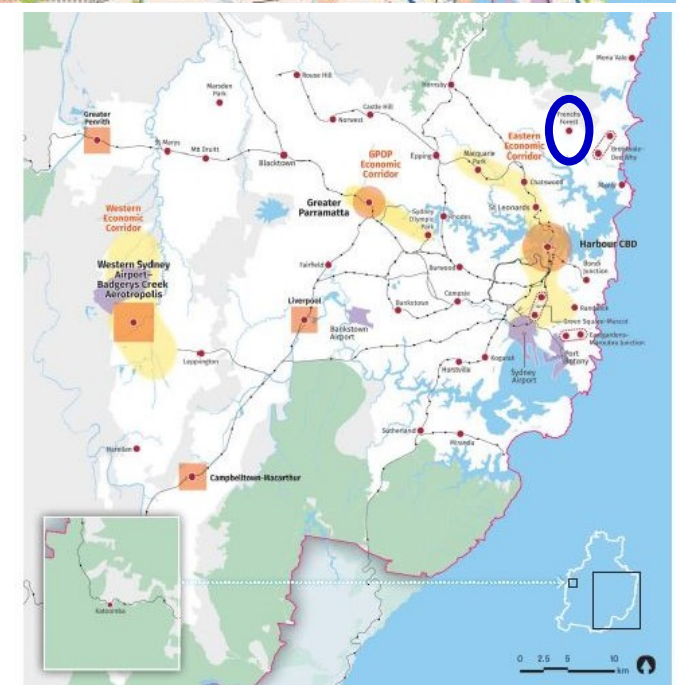
The NSW Government has committed to the Frenchs Forest area saying it will be a Strategic Centre of the future as well as a Health & Education Precinct.

Source: Greater Sydney Commission Paper

Greater Sydney Regional Plan

A Metropolis of Three Cities

March 2018 Updated



Buy Now and Invest in the Future - Huge Home on 708sqm Level Block

Located in Phase Two of Proposed New Zoning Area - R3 - 21m Height - FSR 1.7:1.

Located in a quiet tree lined street close to Forest Way shopping centre and within Phase 2 of the proposed Precinct Zoning Plan (Subject to Gazetting by NSW Govt) makes this property an ideal investment for the future.

The proposed new Precinct Zoning Plan states this property will be in Phase 2 with an R3 Medium Density zoning, 21m Height Level and an FSR of 1.7 : 1.

This huge family home is ideal for a large family or to rent out and hold for future potential or development.

The benefits of this property include:-

- * 200m to major bus stop with City Express / Chatswood / Manly buses
- * 250m to Forest Way Shopping Centre
- * 450m to Northern Beaches Hospital
- * 350m to Frenchs Forest Primary School
- * 200m to Frenchs Forest High School
- * Approx. 2km to Dee Why Beach
- * All measurements are approximate only.

The brick home consists of 6 bedrooms plus study, 3 bathrooms including ensuite

Huge open plan kitchen with separate meals and family rooms plus very spacious living room all leading to the rear yard

Lock-up garage plus double carport with additional off-street parking for two cars

Plenty of storage throughout the home

Large private patio opening to the enclosed level yard

An excellent investment for the future.

* The Proposed new Zoning Plan is subject to approval from the NSW State Government

** See proposed plans & recent sales in zoning areas under 'Attachments' on our website - www.skylinerealestate.com.au

Sales in The Proposed Zoning Areas

These sales are all in the proposed zoning areas. The most recent comparable sale to 18 Holland Crescent with the same potential zoning is 16 Rabbett Street which is on the corner of Rabbett Street and Holland Crescent. 16 Rabbett St is a level block of 689sqm and sold for \$1,900,000. or \$2,757 per sqm. Properties in this pocket of Frenchs Forest are rare and not many have sold. A developer had an Option to Purchase 18 Holland Crescent at \$3,250,000.

18 Holland Crescent represents an excellent opportunity to buy now and prepare for the future.



19 Adams Street Frenchs Forest NSW 2086

Sale Price: \$1,950,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 15 May 2018
Area: 784m2
Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



5 Bluegum Crescent Frenchs Forest NSW 2086

Sale Price: \$1,775,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 5 Apr 2019
Area: 717m2
Attributes: 4 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages



11 Forest Way Frenchs Forest NSW 2086

Sale Price: \$1,275,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 16 Apr 2019
Area: 380m2
Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 1 Ensuities



128 Frenchs Forest Road West Frenchs Forest NSW 2086

Sale Price: \$2,340,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 8 Mar 2017
Area: 1,050m2
Attributes: 4 Beds, 1 Baths, 4 Car Spaces, 2 Lock Up Garages



22 Gladys Avenue Frenchs Forest NSW 2086

Sale Price: \$1,850,000
Zoning: Low Density Residential
Land use: Vacant Urban Land

Sale Date: 27 Feb 2017
Area: 1,103m2
Attributes: 2 Car Spaces, 3 Lock Up Garages, 3 Ensuities



10 Naree Road Frenchs Forest NSW 2086

Sale Price: \$1,875,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 25 Oct 2017
Area: 974m2
Attributes: 3 Beds, 1 Baths, 2 Car Spaces



12 Naree Road Frenchs Forest NSW 2086

Sale Price: \$2,350,000
Zoning: Undetermined Or Village
Land use: Single Res Dwelling

Sale Date: 10 Oct 2017
Area: 734m2
Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 2 Lock Up Garages



5 Rabbett Street Frenchs Forest NSW 2086

Sale Price: \$1,800,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 2 Mar 2019
Area: 784m2
Attributes: 3 Beds, 1 Baths, 1 Car Spaces



16 Rabbett Street Frenchs Forest NSW 2086

Sale Price: \$1,900,000
Zoning: Low Density Residential
Land use: Single Res Dwelling

Sale Date: 17 Aug 2018
Area: 689m2
Attributes: 3 Beds, 2 Baths, 1 Car Spaces



3 Sylvia Place Frenchs Forest NSW 2086

Sale Price: \$1,765,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 2 Jul 2018
Area: 697m2
Attributes: 3 Beds, 1 Baths, 1 Car Spaces



110 Frenchs Forest Road West Frenchs Forest NSW 2086

Sale Price: \$1,600,000
Zoning: Low Density Residential
Land use: Single Res Dwelling

Sale Date: 7 Mar 2018
Area: 885m2
Attributes: 4 Beds, 3 Baths, 4 Car Spaces, 2 Lock Up Garages, 1 Ensuities



116 Frenchs Forest Road West Frenchs Forest NSW 2086

Sale Price: \$4,180,000
Zoning: Undetermined Or Village
Land use: Single Res Dwelling

Sale Date: 8 Feb 2017
Area: 1,587m2
Attributes: 6 Beds, 3 Baths, 8 Car Spaces, 1 Ensuities



118 Frenchs Forest Road West Frenchs Forest NSW 2086

Sale Price: \$4,180,000
Zoning: Residential
Land use: Single Res Dwelling

Sale Date: 8 Feb 2017
Area: 1,682m2
Attributes: 5 Beds, 4 Baths, 4 Car Spaces, 1 Ensuities



124 Frenchs Forest Road West Frenchs Forest NSW 2086

Sale Price: \$4,250,000
Zoning: Low Density Residential
Land use: Single Res Dwelling

Sale Date: 10 Jan 2017
Area: 1,050m2
Attributes: 4 Beds, 2 Baths, 1 Car Spaces