

33 Evans Road HORNSBY HEIGHTS NSW

Privately situated at the end of a leafy cul de sac awaits an exciting opportunity for a builder's creativity to honour special sweeping bush views to the horizon.

The healthy 743.5sqm parcel feels like a tranquil escape, yet lies within a short distance to amenities.

The enchanting plot embraces a rustic sloping landscape reminiscent of a private rainforest.

Everything from transport to schools to leisure parks and bush walks are all placed closely by.

There are concept Plans, Pre Building Lodgement assessment letter from Hornsby Council, Modular Home Quotation, All available.

This uniquely rare parcel bears robust appeal to those who loved to be surrounded by nature.

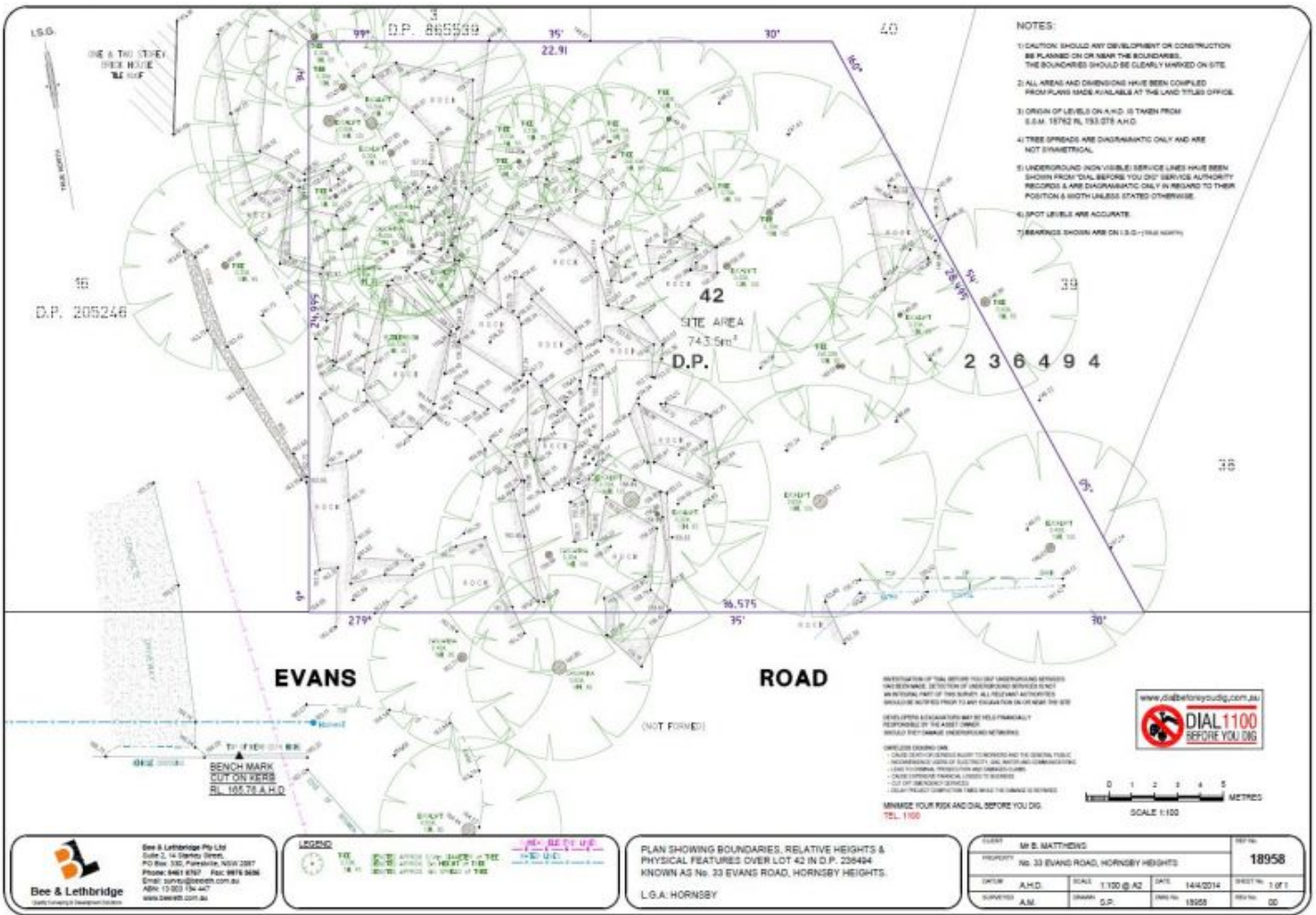
A short drive to Hornsby's commercial hub for CBD trains,

Type : Land
Land Size : 743.5 sqm
View : <https://www.mcdonaghrealestate.com.au/sale/nsw/north-shore-upper/hornsby-heights/residential/land/7473763>



Peter McDonagh
0410 587 856

[For full version visit the website](https://www.mcdonaghrealestate.com.au)



- NOTES:**
- 1) LOCATION SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES. THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
 - 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LAND TITLE'S OFFICE.
 - 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.M. 18742 RL 133.078 A.H.D.
 - 4) TREE SPREADS ARE DIAGNOSTIC ONLY AND ARE NOT SYMMETRICAL.
 - 5) UNDERGROUND (NON-VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'DIAL BEFORE YOU DIG' SERVICE AUTHORITY RECORDS & ARE DIAGNOSTIC ONLY IN REGARD TO THEIR POSITION & BIRTH UNLESS STATED OTHERWISE.
 - 6) SPOT LEVELS ARE ACCURATE.
 - 7) BEARINGS SHOWN ARE ON L.S.D. (TRUE NORTH).

WARNING: THIS SERVICE YOU DIG UNDERGROUND SERVICES AND BOUNDARIES. BEYOND THE BOUNDARIES SHOWN ON THIS PLAN. ANY PART OF THIS SERVICE YOU DIG RECORDS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH THEY WERE PROVIDED. DEVELOPER'S LIABILITY MAY BE HELD FINANCIALLY RESPONSIBLE BY THE A.S.D. OWNER. PLEASE CONTACT ENGINEERING NETWORKS.

UNDERGROUND SERVICES:

- CAUSE DEPTH OF SERVICES SUBJECT TO INTERFERE AND THE GENERAL PUBLIC.
- INDETERMINATE DEPTH OF SERVICES. SEE RECORDS FOR UNDERGROUND SERVICES.
- USE TO GENERAL PROVISIONS AND DIMENSIONS.
- CAUSE EXISTING SERVICES. CONTACT TO SERVICES.
- CUT OF SERVICES. CONTACT TO SERVICES.
- CONTACT RECORDS. CONTACT TO SERVICES.

MINIMIZE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL: 1100



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Phone: 8461 6767 Fax: 8478 9496
Email: sales@lethbridge.com.au
ABN: 19 003 134 447
www.beeandlethbridge.com.au

LEGEND

- VEE TREE
- VEE APPROX. 1/2000 SCALE TREE
- VEE APPROX. 1/1000 SCALE TREE
- VEE APPROX. 1/500 SCALE TREE
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