



## 64 Cox Street South Windsor NSW

3  1  1 

A rare opportunity to secure a large approved development site situated on a generous 797 square metre block (Approx.).

Situated in a fabulous central location, and DA approved for three Hampton style townhouses. Details include 1 x freestanding, four-bed, two-bath, double-garage townhouses, 2 x joined three beds, 2 baths, and 2 garages.

The property has an existing three-bedroom home plus an additional flat, currently rented for \$650 per week.

An ideal investment with most of the planning already done! Situated within walking distance of the South Windsor shops, railway station, pool, gym, and local parks, it is only a short 5-minute drive to Windsor.

**Price** : \$ 1,000,000  
**Land Size** : 797 sqm  
**View** : <https://www.bennettproperty.com.au/sale/nsw/hawkesbury/south-windsor/residential/house/7834159>



**Michael Bennett**  
02 4578 1234



**Jacob Bennett**  
02 4578 1234



**NOTES**

**LEGEND**

- 1. Proposed Building Footprint
- 2. Proposed Driveway
- 3. Proposed Pathway
- 4. Proposed Landscaping
- 5. Proposed Fencing
- 6. Proposed Stormwater Management
- 7. Proposed Open Space
- 8. Proposed Cross Floor Areas
- 9. Proposed Existing Features
- 10. Proposed Boundary
- 11. Proposed Lot
- 12. Proposed Street
- 13. Proposed Utility
- 14. Proposed Structure
- 15. Proposed Tree
- 16. Proposed Wall
- 17. Proposed Gate
- 18. Proposed Sign
- 19. Proposed Light
- 20. Proposed Furniture
- 21. Proposed Plant
- 22. Proposed Material
- 23. Proposed Finish
- 24. Proposed Detail
- 25. Proposed Section
- 26. Proposed Elevation
- 27. Proposed Plan
- 28. Proposed Drawing
- 29. Proposed Document
- 30. Proposed Project
- 31. Proposed Development
- 32. Proposed Consent
- 33. Proposed Approval
- 34. Proposed Agreement
- 35. Proposed Contract
- 36. Proposed Deed
- 37. Proposed Instrument
- 38. Proposed Document
- 39. Proposed Record
- 40. Proposed File
- 41. Proposed Folder
- 42. Proposed Drive
- 43. Proposed Network
- 44. Proposed System
- 45. Proposed Solution
- 46. Proposed Strategy
- 47. Proposed Plan
- 48. Proposed Policy
- 49. Proposed Framework
- 50. Proposed Structure
- 51. Proposed Framework
- 52. Proposed Structure
- 53. Proposed Framework
- 54. Proposed Structure
- 55. Proposed Framework
- 56. Proposed Structure
- 57. Proposed Framework
- 58. Proposed Structure
- 59. Proposed Framework
- 60. Proposed Structure

**LANDSCAPE / DECK PLANTING**

PLANTING	1000	1000
DECKING	1000	1000
PAVING	1000	1000
CONCRETE	1000	1000
BRICK	1000	1000
STONE	1000	1000
WOOD	1000	1000
METAL	1000	1000
GLASS	1000	1000
PLASTER	1000	1000
PAINT	1000	1000
ROOFING	1000	1000
INSULATION	1000	1000
MECHANICAL	1000	1000
ELECTRICAL	1000	1000
PLUMBING	1000	1000
HEATING	1000	1000
Cooling	1000	1000
Lighting	1000	1000
Security	1000	1000
Accessibility	1000	1000
Health	1000	1000
Wellness	1000	1000
Recreation	1000	1000
Education	1000	1000
Work	1000	1000
Living	1000	1000
Learning	1000	1000
Playing	1000	1000
Relating	1000	1000
Being	1000	1000
Having	1000	1000
Doing	1000	1000
Experiencing	1000	1000
Enjoying	1000	1000
Appreciating	1000	1000
Understanding	1000	1000
Knowing	1000	1000
Feeling	1000	1000
Thinking	1000	1000
Acting	1000	1000
Being	1000	1000

**CROSS FLOOR AREAS**

Area	Value
Lot 1	1000
Lot 2	1000
Lot 3	1000
Lot 4	1000
Lot 5	1000
Lot 6	1000
Lot 7	1000
Lot 8	1000
Lot 9	1000
Lot 10	1000
Lot 11	1000
Lot 12	1000
Lot 13	1000
Lot 14	1000
Lot 15	1000
Lot 16	1000
Lot 17	1000
Lot 18	1000
Lot 19	1000
Lot 20	1000
Lot 21	1000
Lot 22	1000
Lot 23	1000
Lot 24	1000
Lot 25	1000
Lot 26	1000
Lot 27	1000
Lot 28	1000
Lot 29	1000
Lot 30	1000

01 SITE PLAN

0008020790 08 Jun 2023

Assessor: Len Campbell  
 Accreditation No: 1284131540

Address:  
 34 COX ST, SOUTH  
 WINDSOR, NSW 2758

QR Code  
 fmb.com.au

**DEVELOPMENT APPLICATION**

DA Number	DA100 E
Project Name	Townhouse Development
Site Address	34 Cox St, Windsor NSW 2758
Assessor	Len Campbell
Accreditation No	1284131540
Project Status	Development Consent
Project Type	Townhouse Development
Project Category	Residential
Project Sub-Category	Townhouse Development
Project Description	Development of three townhouse units on Lot 1, Lot 2 and Lot 3 of 21345.
Project Start Date	04 August 2023
Project End Date	
Project Status	Development Consent
Project Category	Residential
Project Sub-Category	Townhouse Development
Project Description	Development of three townhouse units on Lot 1, Lot 2 and Lot 3 of 21345.
Project Start Date	04 August 2023
Project End Date	

**SITE PLAN + ROOF PLAN**

**TOWNHOUSE DEVELOPMENT**

Hawkesbury City Council  
**DEVELOPMENT CONSENT**

**DA**  
 FMB\_Architects

Development Consent No. DA0372/22  
 Consent Date: 04 August 2023

**DA100 E**