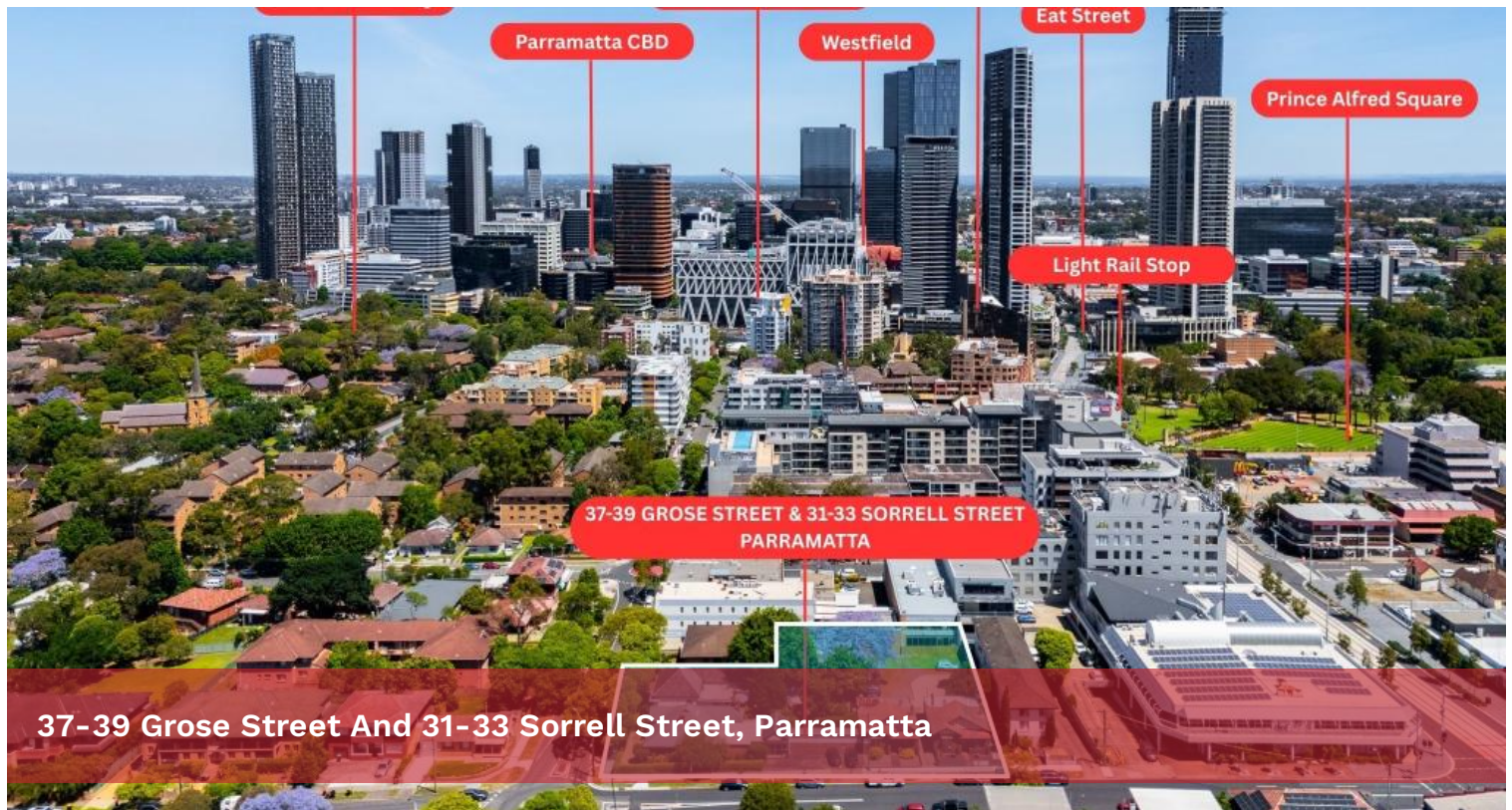




STRATEGIC 2,321SQM* LANDHOLDING WITH UPSIDE

Belroy Property, as exclusive marketing agents, are proud to present a rare consolidated development opportunity comprising 37–39 Grose Street and 31–33 Sorrell Street, Parramatta.

Occupying a substantial 2,321sqm* landholding on the fringe of the Parramatta CBD, this offering presents scale, height and future redevelopment potential (STCA) within one of Sydney's fastest-growing city centres.

Investment Highlights

- 2,321sqm* consolidated landholding
- Four Cottages | Four Titles
- Dual street frontage (Grose & Sorrell Streets)
- Zoned Part R4 High Density Residential & Part R3 Medium Density Residential
- 40 metre height limit (Grose Street)
- Immediate holding income (2 cottages leased)
- 200m from the Fennell St Light Rail connecting to Church St Dining, Parramatta Railway, Westfield Parramatta and Westmead health precinct
- Potential further amalgamation

Sale by expressions of interest Sam Agostino 0413 901 919

DISCLAIMER: BELROY PROPERTY BELIEVE THE INFORMATION HEREIN TO BE TRUE AND ACCURATE, HOWEVER, INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is

2,321.24m²

Price Expressions of Interest Sam Agostino 0413 901 919

Property Type Commercial

Property ID 1020

Land Area 2,321.24 m²

Office Area 767 m²

AGENT DETAILS

Sam Agostino - 0413 901 919

OFFICE DETAILS

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