



**2, 419 Church Street, Parramatta**



## INVESTMENT + DEVELOPMENT UPSIDE

### RETAIL INVESTMENT + DEVELOPMENT UPSIDE

- + WITHIN PROPOSED FSR 6.9:1\* (including design excellence bonus) Draft LEP
- + OPPOSITE FENNELL ST LIGHT RAIL STOP
- + Rarely available in popular MacArthur Mews complex of 21 lots
- + 3 Street Frontages
- + Located within a complex occupying a massive site area of 4,585sqm (5% Unit Entitlement)
- + Holding income from established tenants

Sale price \$1.78m

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3

<b>Price</b>	SOLD for \$1,730,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	461
<b>Land Area</b>	4,585 m <sup>2</sup>
<b>Building Area</b>	Retail - 194 m <sup>2</sup>

### AGENT DETAILS

Sam Agostino - 0413 901 919

### OFFICE DETAILS

Belroy Property  
 Level 3 85 George St Parramatta NSW  
 2124 Australia  
 02 9895 4000

