



13 - 15 Birch Ave, Casula



## APPROVED CHILDCARE DEVELOPMENT | 87 PLACES

Belroy Property are pleased to present 13 - 15 Birch Avenue, Casula to the market for sale via Expressions of Interest.

Highly sought-after location in Casula, with ultra convenience in close proximity to Casula Mall. This is a fantastic opportunity to acquire a boutique childcare development site - approved for 87 places.

This opportunity has the following key Investment highlights:

- + High level of enquiry looking to lease finished product
- + Strategically positioned in schooling location
- + High ratio of families in the municipality with strong demand for childcare occupancy
- + Large level parcel of land 1,115sqm\*
- + Outstanding access to amenity

Contact the exclusive agents for more information.

DISCLAIMER

1,115 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	877
<b>Land Area</b>	1,115 m <sup>2</sup>
<b>Building Area</b>	Other - 500 m <sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639

### OFFICE DETAILS

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

