



13-15 Emma Cres, Constitution Hill



## NEIGHBOURHOOD INVESTMENT, POST OFFICE | BOTTLE SHOP | RESIDENTIAL

Belroy is pleased to offer this opportunity to secure an affordable neighbourhood investment in the tightly held shopping village at Constitution Hill.

- + Leased Investment with long established tenants
- + Post Office/Newsagency, Bottle-shop and 2x 2 Bedroom Residential apartments
- + with-in close proximity to Westmead and Parramatta CBD
- + Flexible Zone E1Local Centre (Parramatta LEP 2023)
- + Customer parking at doorstep
- + Immediate Cashflow

Sale by Expressions of Interest.

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.

📏 306.50m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	900
<b>Land Area</b>	306.50 m <sup>2</sup>
<b>Office Area</b>	189 m <sup>2</sup>
<b>Building Area</b>	Retail - 233 m <sup>2</sup>

### AGENT DETAILS

Sam Agostino - 0413 901 919

Peter Karam - 0414 905 639

### OFFICE DETAILS

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

