

## 41 Campbell St, Parramatta, NSW 2150

## Expressions of Interest

Commercial Land



### Block of 17 units - Premier Location ? Development Potential

LJ Hooker Parramatta is pleased to offer to the market 41 Campbell Street Parramatta. This property offers an outstanding opportunity for the astute investor and developer.

**Open for Inspection**

By Appointment.

Comprising of 17 units with loads of potential to increase current rental returns, this property is located directly behind Westfield and is a short stroll to Railway Station and Parramatta commercial core.

The site enjoys a land area of 1181m<sup>2</sup> with over 25m frontage, there is opportunity to amalgamate with the adjoining site.

Key Features;

- \* Zoned MU1 ? Mixed Use
- \* Building height 211m
- \* FSR 10:1 with potential for bonus FSR of 11.5:1 and 14.95:1 (Subject to Council Approval and amalgamation with adjoining properties)
- \* Total Land area 1181m<sup>2</sup>
- \* Current improvements on site 17 units with a generous mix of 12 X 2 Bedroom and 5 X 1 Bedroom.

For Sale By Expressions Of Interest.

### Listed By

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