LJ Hooker Granville
42 South Street,
Granville NSW 2142

41 Campbell St, Parramatta, NSW 2150

Price Guide: $11,000,000 - $12,000,000

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.

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 1181m2 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 1181m2
* 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.

Open for Inspection

By Appointment.

Listed By
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Listing Number: 3531732

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.