

63 Helen St, Sefton, NSW 2162

\$2,200,000

Office Suite



High-Yielding Freehold Investment | 2 Lots | 14m Height Limi

An exceptional land-rich investment in one of Western Sydney's growth pockets. 63 Helen Street, Sefton combines diversified multi-stream rental returns with future development capability under flexible B2 Local Centre zoning.

Spanning a commanding 464m² footprint across two separate lots with rear lane access, this fully refurbished freehold property delivers strong immediate cash flow with substantial long-term value-add potential.

Property highlights:

- * 3 Separate Tenancies: Currently yielding \$64,408 + GST p.a. across two leased tenancies. 3rd tenancy offers an additional projected income of \$33 800 p.a. (Potential Total: \$98 200 + GST p.a.).
- * Unmatched Connectivity: Just 140 metres (approx.) to Sefton Train Station.
- * Prime Land Holding: 464m² site over 2 lots with convenient rear lane access.
- * Flexible Zoning: B2 Local Centre Zoning featuring a 14m height limit (STCA).
- * Turn-Key Refurbishment: Recently refurbished
- * Anchored Income: Tenancies include established boutique operators like Illuminate Skin & Body.
- * Development Upside: B2 Local Centre zoning, 14m building height limit offering multi-storey commercial/residential mix potential (STCA).

Open for Inspection

By Appointment.

Listed By

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