

PROPERTY INFORMATION

Knight Frank



Sale Property Id : 5326406

PARRAMATTA



Light Rail Activated B4 Site In Parramatta

Under instructions from Peter Hillig & Michael Smith of Smith Hancock acting as the Trustees of the properties 452 to 456 Church Street Parramatta, Knight Frank and Surian Real Estate are pleased to present a rare, consolidated development site which is strategically situated on the Parramatta Light Rail route near attractive amenity.

Key Features:

- 100m* from a new Parramatta Light Rail stop
- Site Area 1,734 sqm*
- Flexible B4 Mixed Use zoning
- Extensive Church Street frontage
- Passive holding income across multiple tenancies
- Market conditions supporting a variety of uses
- Incentive and Bonus FSR (STCA)
- Potential GFA of 11,687 sqm*



Set on the fringe of Australia's fastest growing CBD, 452-456 Church Street presents as three adjoining allotments with flexible mixed-use zoning, development incentives and short-term holding income.

Underpinned by significant investment in major infrastructure, rising public and private sector employment opportunities and robust population growth, Parramatta is well primed for numerous development strategies. The scale of potential development on the site is particularly appropriate for this location.

The property is for sale via Expressions of Interest, closing 4.00pm Thursday, 16 April 2020 (AEST).

For more information or to arrange an inspection please contact the exclusive agents.

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Property Summary:

Address : 452-456 Church Street, PARRAMATTA, NSW, Australia
Deal Type : Sale
Property Type : Development
Property Type2 : Land
Authority : Expression of Interest
Land Area : 1734 (Square Metres)
Floor Area : 11687 (Square Metres)
Area Range : 1734.0 to 1734.0 m2
Zoning : B4 Mixed Use
Price : For Sale by EOI closing 16 April at 4.00pm
Event Place : EOI closing Thursday 16 April at 4.00pm
Event Date : 2020-04-16
Event Time : 16:00