



## Campsie, 5-7 Fifth Avenue

DA Approved New Age Boarding House for 59 studios, Existing 8 x 2 bed Strata Block with Holding Income

Perfectly placed within metres to Campsie's vibrant hub and station/shopping precinct and just 14km from Sydney CBD, this property presents an exceptional opportunity for investors/ developers to acquire a DA Approved new generation boarding house with an existing block of 8 x 2 bedroom strata titled units, fully leased and providing strong holding income. Take advantage of Sydney's rising rental market and unprecedented demand for residential housing plus increased difficulty in obtaining new boarding house DA.

\* DA Approved for 59 studios with own bathrooms and kitchens

\* Architectural modern design, Land approx 1013sqm ( 20.19m x 50.29m )



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**

Recession Proof Investment

**Building Area**

1,013sqm

**Contact**

**David Pisano**

0408 835 606

david@ljhstrathfield.com.au

**LJ Hooker Strathfield**  
**(02) 9746 2222**



- \* Flexible R4 High Density zoning offers multiple development options
- \* Existing 8 x 2 bedroom strata block with current income \$195,520
- \* Strong returns/cash flow once complete ( Est GAR \$1,380,000 pa )
- \* Part of former Sydenham to Bankstown Urban Renewal corridor
- \* 400 metres to Campsie railway station and hub
- \* 600 metres to Campsie Shopping precinct
- \* 400 metres to Harcourt Public School

For further information including a copy of the plans, please contact the agent with interest.

Details: David Pisano – 0408 835 606

## More About this Property

<b>Property ID</b>	SRFFAX
<b>Property Type</b>	Land/Development
<b>Building Area</b>	1013 m <sup>2</sup>
<b>Land Area</b>	1013 m <sup>2</sup>

**David Pisano 0408 835 606**

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**LJ Hooker Strathfield (02) 9746 2222**

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