



Campsie, 5-7 Fifth Avenue

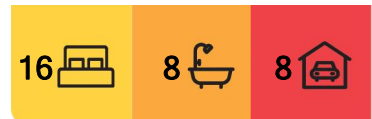
DA Approved New Age Boarding House for 59 studios,
Existing 8 x 2 bed Strata Block with Holding Income

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)
- * 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



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

View
By Appointment

Contact
David Pisano
0408 835 606
david@ljhstrathfield.com.au

LJ Hooker Strathfield
(02) 9746 2222

- * 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

Property ID	SRHFAX
Property Type	BlockOfUnits
Land Area	1013 m ²

David Pisano 0408 835 606
 Licensee In Charge | david@ljhstrathfield.com.au

LJ Hooker Strathfield (02) 9746 2222
 2 Albert Road, STRATHFIELD NSW 2135
 strathfield.ljhooker.com.au | info@ljhstrathfield.com.au



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