



## ROCKDALE NSW - Commercial – Development Site - \$9.5M – 35% Contracorp AUDC



### Agent Info

|          |                                  |
|----------|----------------------------------|
| Name:    | Global Property<br>International |
| Country: | Australia                        |
| City:    | Gold Coast                       |

### Listing details

#### Description:

Rockdale NSW – Commercial – Development Site - \$9.5M – 35% Contracorp AUDC

Two Freehold Buildings in the heart of Rockdale's Town Centre

Positioned in the heart of Rockdale's bustling shopping precinct and only minutes from train, bus, and all local amenities are these 2 interconnected freehold buildings spread over 3 levels.

This is a rare chance to acquire 2 freehold buildings in the heart of Rockdale's town centre.

The properties command a significant amount of exposure on The Seven Ways and benefit from high levels of passing traffic.

#### Features Include:

- Currently fitted out at as a 16-room licensed brothel
- DA Lodged with plans available for a 17-room boarding house
- Development potential (STCA)
- Ideally suited to a variety of purchasers
- Zoned B2 Local Centre with 22m Building Height Limit
- Ideal position offering enormous exposure

Some key highlights are below:

- 758m2\* Building Area
- Current configuration comprises 19 rooms
- E1 Local Centre Zoning
- Development potential with a 34m\* height limit and no FSR requirements



- Ability to convert to substantial co-living arrangement
- Opportunity for value-add specialists, owner occupiers, renovators or developers
- Amalgamation potential with the neighbouring owners^
- Proximity to Rockdale Train Station only 170m away
- 1 minute\* walk to bus stops servicing Sydney, 700m\* to Rockdale Plaza, 2.1km\* to St George Private Hospital, 3.5km\* to Sydney Airport and 16km\* to the Sydney CBD

The property has a long term lease at \$430,000 PA + Outgoings + CPI increase. This can be increased to \$480,000 PA with minor works being carried out.

This excellent development opportunity with substantial holding income is priced at \$9.5M with the seller accepting \$6.175M Cash + \$3.325M Contracorp AUDC (35%)

## Common

|               |                  |
|---------------|------------------|
| Property for: | Sale             |
| Price:        | \$ AUD 9,500,000 |
| Garage:       | No               |

## Location

|                        |                 |
|------------------------|-----------------|
| Country:               | Australia       |
| State/Region/Province: | New South Wales |
| City:                  | Rockdale        |
| Address:               | The Seven Ways, |
| ZIP code:              | 2216            |
| Reference Number:      | RF130284        |

