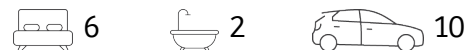




1884sqm
Zoned R3 Medium Density



60 & 62 Sydney Street, St Marys

Sold

We are pleased to present 60 & 62 Sydney Street, St Marys brought to you by Raine & Horne St Marys and award winning agent Peter Diamantidis.

An opportunity like this is very rare to come onto the market with 2 adjoining owners looking at selling, this is a great opportunity for a developer to secure 2 properties side by side and develop or rent out both properties until you are ready to BUILD!

Having a total land size of 1884sqm and frontage of 30 metres this property would comply with recent changes making it a minimum of 22 metres frontage to develop.

Similar properties with nearly identical dimensions have been DA approved from 10-12 townhouses depending on architectural design and layout.

Another key feature is the close proximity to St Marys C.B.D like railway station, shopping centre and bus interchange + having your local shops only 6 houses up the road!

LAND INFORMATION & TOWNHOUSE DEVELOPMENT POTENTIAL

- Total land 1884sqm (approx)

Property ID: L1582342

Property Type: House

Garages: 4

Carports: 2

Open Parking: 4

Land Area: 1884.0 sqm

Peter Diamantidis

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- 30m frontage (approx)
- 61 metres in depth (approx)
- Potential to build 10-12 townhouses (subject to council approval and based on past approvals in the local

area)

THE CHANGES HAPPENING AROUND ST MARYS:

The new Airport Rail Line is coming to St Marys. It is agreed on all sides of Politics & it is funded. Construction is due to be completed by the time that the Airport starts operation in 2026.

All levels of Government have a goal to create over 200,000 highly skilled jobs in the Aerotropolis precinct within this time frame. The type of jobs created are unlike anything currently available in the market – unless you can jag a job at NASA!

All levels of Government are looking at ways of activating the existing Cities for residential living while providing the workplaces for this new, highly skilled workforce around the airport. This is simply because the airport will be operating 24 hours a day.

At its peak it is estimated that the Airport will carry over 80 million travellers per year. That is roughly double Sydney Airport. The Aerotropolis precinct covers an area of approx. 11,000HA. That is over twice the size of Sydney CBD!

St Marys will be approx. 3 Railway Stations from the Airport. Less than 20 minutes. The Queen Street of today is going to look very different in 5 years time.

Now is your chance to get in before the rest of the World realises the impact this huge investment will make to a tired Retail precinct that definitely has it's best days ahead... THESE ARE ONLY SOME OF THE CHANGES

Contact Peter Diamantidis 0404 051 702 for further details.

- All information contained herein is gathered from reliable sources, however we cannot guarantee its accuracy and all persons should rely on their own enquirers. Distances & amounts are approximately *