



FOR SALE

**DA APPROVED DUPLEX
DEVELOPMENT SITE**

78 BRAYS ROAD

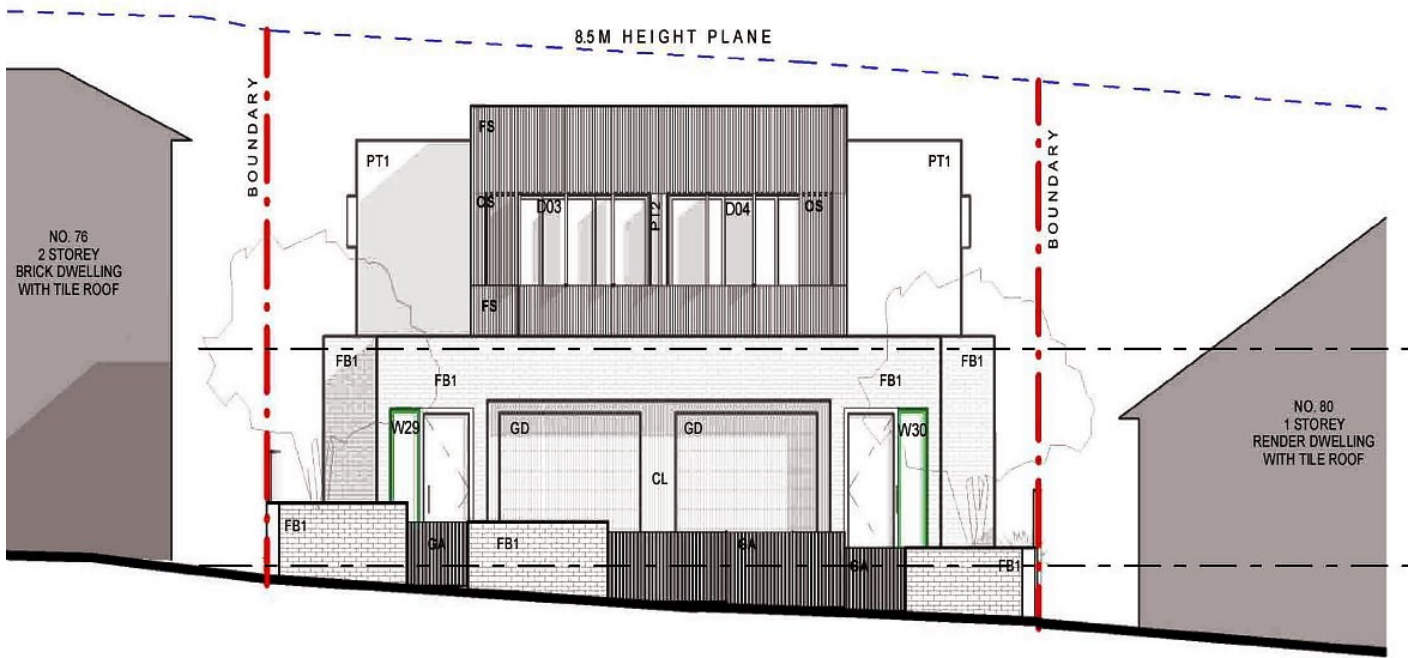
CONCORD NSW 2137



EXECUTIVE SUMMARY

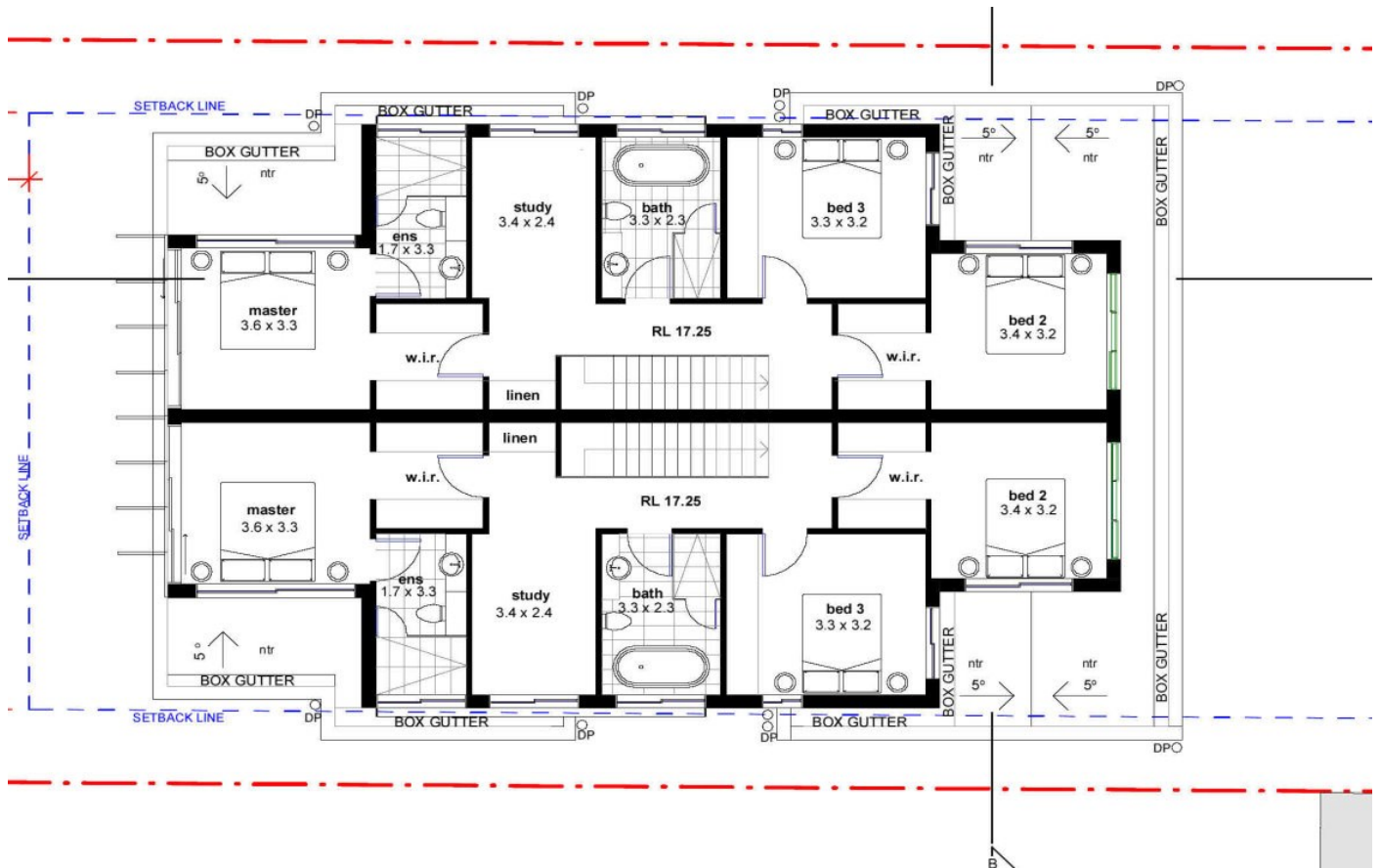
ADDRESS	78 Brays Road Concord NSW 2137
LOT/PLAN	LOT 194 DP 7564
SITE AREA	581 m2
LOCAL GOVERNMENT AUTHORITY	Canada Bay Council
ZONING	R2 Low Density Residential
STREET FRONTAGES	Brays Road
DA APPROVED	Duplex
METHOD OF SALE	Private Treaty





78 Brays Road Concord DUPLEX ELEVATIONS





78 BRAYS ROAD CONCORD NSW 2137

DA APPROVED DUPLEX FLOOR PLANS



CONCORD

INNER WEST SUBURB

Concord is a suburb in the inner West of Sydney, in the state of New South Wales, Australia. It is 10 kilometres west of the Sydney central business district, in the local government area of the City of Canada Bay. Concord is known as the 'Parklands Suburb' of the Inner West.

Concord features Majors Bay Road Shopping Village. It includes several cafes, restaurants, Coles supermarket, post office, medical centre and other commercial enterprises. There is also a small shopping strip on Cabarita Road known as 'Cabarita Junction' and just up the road as you head towards Breakfast point you will find a small cafe and restaurant precinct on the corner of Mortlake Street and Brays Road.

Concord has many parks, including:

- Queen Elizabeth Park (formerly known as 'Concord Park', renamed to honour Queen Elizabeth II after her visit to Australia in 1954)
- Henley Park (site of the former general cemetery - 1938)
- Majors Bay Reserve, including Arthur Walker and Ron Routly Reserves (beginning of the Concord Foreshore Trail).
- Concord Golf Course, Massey Park, Cintra Park
- Concord Oval (home ground of Inter Lions Soccer Club and the West Harbour Pirates Rugby Union Club, training ground of Wests Tigers NRL club)
- Sid Richards Park (home ground of the Concord Comets Baseball Club)
- Central Park, St Lukes Park, Bayview Park, Edwards Park, Greenlees Park, Goddard Park, Rothwell Park.



Concord West railway station & North Strathfield railway station service the Concord area. The stops are on the Northern line approximately 14 km (9 miles) from Central Station. Sydney Ferries service the Concord area stopping at Cabarita Wharf. Bus services are between Mortlake/Breakfast Point and Cabarita to Burwood (and eventually to Ashfield via Enfield, i.e. routes 464 and 466)

Schools in the suburb are:

- Concord Public School,
- Concord High School,
- St Mary's Primary School &
- Mortlake Public School.

Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.

 **MASSIVELINK** PROPERTIES

EMAIL: admin@massivelink.com.au

Web Site: www.massivelink.com.au