



LIDCOMBE – SHOP TOP HOUSING DEVELOPMENT

Prominent position which offers short walk to station & shops.

Council approved mixed use - residential development consisting of 2 retail tenancies 232 sqm., basement car spaces over two levels, 48 apartments comprising of: 8 x 1 Bedrooms, 37 x 2 Bedrooms & 3 x 3 Bedrooms

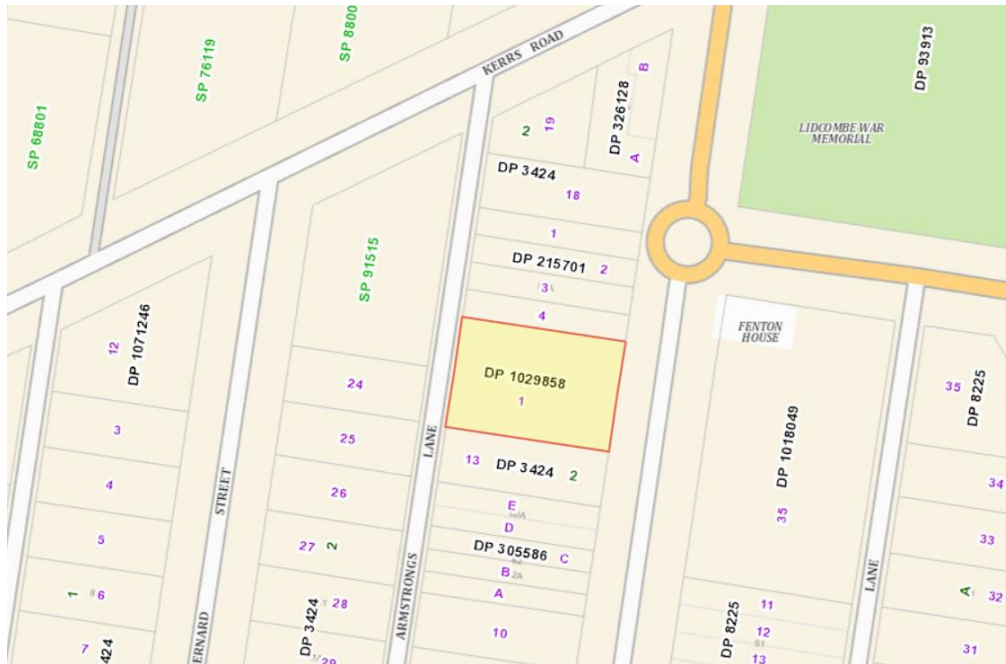
LIDCOMBE – SHOP TOP HOUSING DEVELOPMENT

PROPERTY PARTICULARS

Location	<p>54-56 Joseph Street, Lidcombe</p> <p>The subject property is located on the Southern side of train line in the Western suburb of Lidcombe. It is located 500-600 metres to the Lidcombe train station and 19.4 km to Sydney Airport, 32 minutes via M5 Freeway.</p>
Description	<p>Existing development on the Site comprises a single storey commercial development at the Joseph Street frontage and warehouse style development at the Armstrong Lane frontage of the Site.</p>
Site Area:	<p>891.9 SQM (approx.)</p>
Local Governments:	<p>Auburn Council</p>
Development Approved:	<p>Council approved mixed use - residential development consisting of the following:</p> <ul style="list-style-type: none">- 2 retail tenancies 232.18m²- 134 basement car spaces over two levels- 48 apartments comprising of:<ul style="list-style-type: none">- 8 x 1 Bedrooms- 37 x 2 Bedrooms- 3 x 3 Bedrooms
Property:	<p>The Site is legally defined as: Lot 1, DP1029858 Nos.54-56 Joseph Street, LIDCOMBE</p>

Location & Suburb Profile

Lidcombe is a suburb in western Sydney, in the state of New South Wales, Australia. Lidcombe is located 18 km (11.18 mi) west of the Sydney central business district, in the local government areas of Cumberland Council and City of Parramatta.



Lidcombe railway station

Lidcombe railway station is an important junction station. It is served by four suburban lines:

- the Olympic Park line to Sydney Olympic Park
- the North Shore, Northern & Western Line; east to Berowra or Hornsby via the City and Chatswood, west to either Richmond or Emu Plains via Parramatta
- the Inner West & Leppington Line; east to the City via Strathfield, west to Leppington via Granville
- the Bankstown line to the City via Bankstown

Some intercity Blue Mountains line services also call at the station.



Lidcombe is bubbling with both day-to-day and speciality conveniences in a fantastically easy-to-access location.

A dozen places of worship, health specialists, Costco, schools and plenty of shopping options all connected with a well-serviced public transport network - Lidcombe has the works. With excellent public transport options and a university campus, Lidcombe has its share of young people. Together with older couples, families and singles, Lidcombe enjoys a contemporary community composition: less than one in five families speak only English at home. Other families also speak Korean, Mandarin and Arabic, contributing to Lidcombe's reputation as a cosmopolitan, multicultural neighbourhood.

Lidcombe locals enjoy an interesting mix of residential, commercial and industrial areas spread throughout the suburb. A small shopping centre is located close to the train station with a range of specialty stores. Lidcombe is also home to the first Costco in NSW, located on Parramatta Road. For other major supermarkets like Coles, Woolworths and Aldi, residents need not travel far – they're located nearby in surrounding suburbs. There are a number of education options catering from preschool through to university.

Source: realestate.com.au

Demographics

In the 2016 Census, there were 19,627 people in Lidcombe (State Suburbs). Of these 51.6% were male and 48.4% were female. Aboriginal and/or Torres Strait Islander people made up 0.2% of the population.

More information is available from LINK below:

2016 Census QuickStats from Australian Bureau of Statistics

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC12316

Medium Property Price

Median property prices over the last year range from \$920,000 for houses to \$630,000 for units. If you are looking for an investment property, consider houses in Lidcombe rent out for \$570 PW with an annual rental yield of 3.2% and units rent for \$520 PW with a rental yield of 4.3%. Based on five years of sales, Lidcombe has seen a compound growth rate of 1.8% for houses and 1.7% for units.

Source: realestate.com.au

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.