



Artist Impression

FOR SALE

**DA APPROVED BOARDING HOME
DEVELOPMENT SITE**

14 Reuss Street

GLEBE NSW



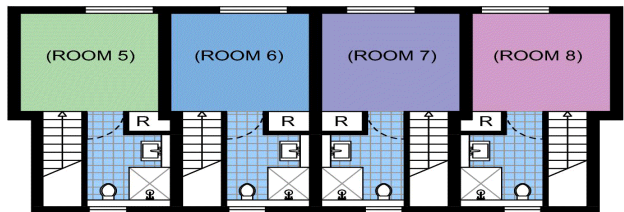
EXECUTIVE SUMMARY

ADDRESS	14 Reuss Street Glebe NSW 2037
LOT/PLAN	LOT E DP1616864
SITE AREA	276sqm (approx.)
LOCAL GOVERNMENT AUTHORITY	Sydney
ZONING	General Residential
STREET FRONTAGES	Reuss Street
DA APPROVED	5 large studio rooms & 4 self-contained 2 storey 1 bedroom apartments
METHOD OF SALE	Private Treaty





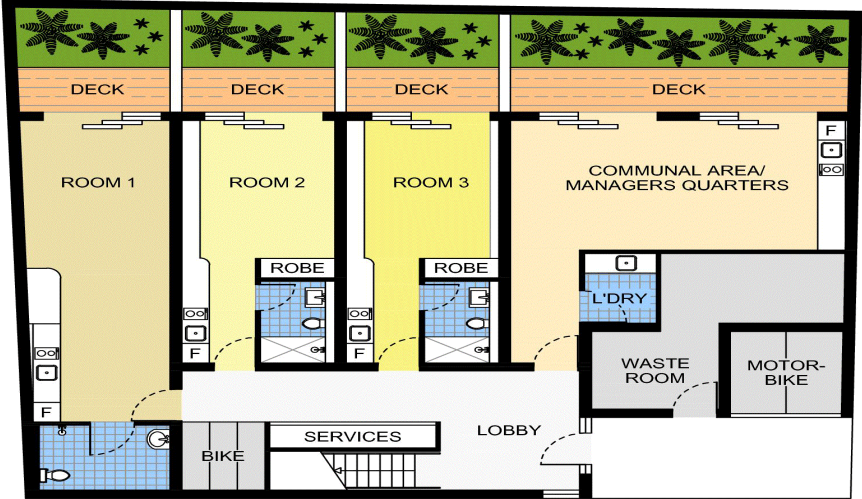
**NW Aerial
Artist Impression**



SECOND FLOOR



FIRST FLOOR



GROUND LEVEL

14 Reuss Street, Glebe

PLEASE NOTE:
THIS PLAN HAS BEEN PROVIDED FOR MARKETING
PURPOSES ONLY. NO RELIANCE SHOULD BE PLACED
ON THIS PLAN FOR CONSTRUCTION OR DEMOLITION
PURPOSES.

Simplified DA plans for marketing

DA Approved New Generation Boarding House Site

Moments to Sydney University

FEATURES:

- Brilliantly located city fringe boutique development site just 700m from the Sydney University footbridge
- D.A. approved tri-level **9 Room New Generation** boarding house
- 5 large studio rooms with independent bathrooms and kitchens (3 rooms include private north-facing gardens)
- 4 self-contained double storey 1 bedroom apartments
- Large communal living/kitchen area with communal laundry OR ideal managers quarters
- 276sqm (approx.) landholding with ideal north-facing orientation for all rooms
- Motorbike Parking & Bicycle Storage
- Premier position in a quiet central residential precinct





GLEBE

INNER SUBURB

Glebe is a central district with a laid-back, intellectual feel and atmospheric heritage buildings. Bookshops and galleries draw students from the nearby University of Sydney, while Saturday's Glebe Markets attract deal-hunters seeking vintage finds. Ethnic eateries, eclectic cafes and pubs define bustling Glebe Point Road. Dog walkers and cyclists hit the paved Glebe Foreshore Walk for views of the Anzac Bridge.

Glebe Point Road is the main road through the suburb, featuring a shopping strip, known for its specialty shops and cafés and for its variety of ethnic restaurants – Indian, Thai, Italian, Nepalese, Dutch-Indonesian, and other minority ethnic tastes.

Broadway Shopping Centre was built on the landmark site of the former Grace Brothers department store. The shopping centre includes a food court and cinema complex, and completed a renovation in July 2007 which added a fourth floor.

It is popular with city-workers and students due to its proximity to the Central Business District as well as University of Sydney, the University of Technology Sydney, and the University of Notre Dame Australia. Glebe is a popular destination for backpacker tourism due to the bars and cafes of Glebe Point Road and the aforementioned proximity to the City.



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

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