

AUCTION



LIDCOMBE

SHOP TOP HOUSING DEVELOPMENT

Prominent position which offers short walk to station & shops.

54-56 Joseph Street Lidcombe NSW 2141

INFORMATION MEMORANDUM

METHOD OF SALE

AUCTION ON SITE

SATURDAY 19 JUNE 2021

DA APPROVED DEVELOPMENT SITE

54-56 Joseph Street Lidcombe NSW 2141

MARKETING AGENTS



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EXECUTIVE SUMMARY

DA APPROVED DEVELOPMENT SITE

DA No: DA-320/2016

Property: 54-56 Joseph Street, LIDCOMBE NSW 2141

Description: Demolition of existing structures & construction of a 10 storey mixed used development comprising 2 commercial tenancies and 48 residential units over 3 levels of basement parking.

PARTICULARS

Registered Plan: Lot 1 Plan DP 1029858

Location The subject property is located on the Southern side of train line in the Western suburb of Lidcombe. It is located 500 metres to the Lidcombe train station and 19.4 km to Sydney Airport, 32 minutes via M5 Freeway, and 18 Km - distance to Sydney CBD.



Site Area: 891.9 SQM (approx.)
Local Government: Cumberland City Council
Development: 2 retail tenancies 232.m2 approx.
58 basement car spaces over 3 levels
48 apartments comprising of:

- 14 x 1 Bedroom
- 30 x 2 Bedroom
- 1 x 2 Bedroom + Study
- 3 x 3 Bedroom



Lidcombe

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



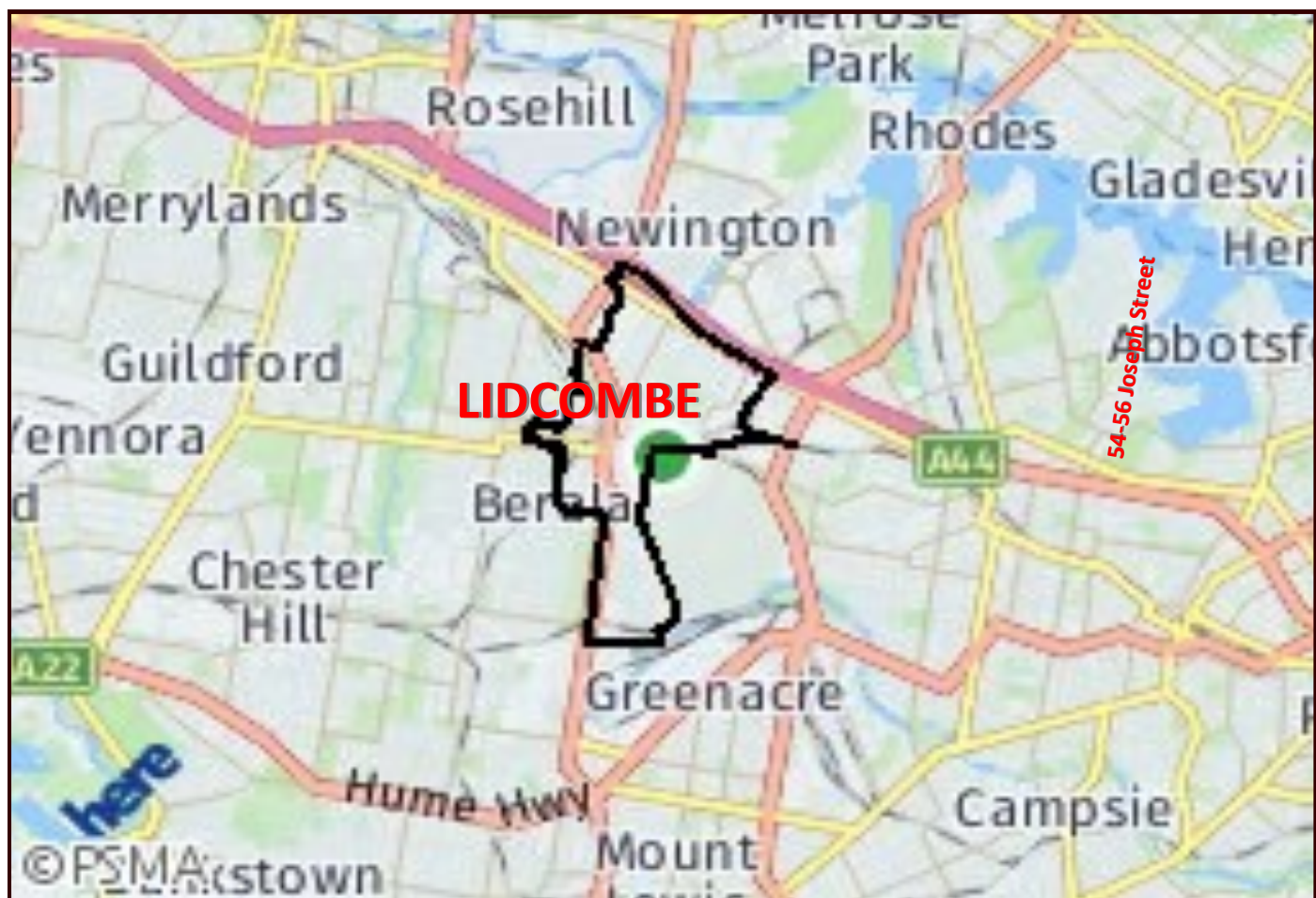
18 Km - Distance from Sydney CBD to Lidcombe

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.





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.



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