

# INFORMATION MEMORANDUM



## 54-56

## JOSEPH ST, LIDCOMBE

**Lidcombe Shop Top Housing Development**

Prominent position which offers a short walk to station & shops.

# EXECUTIVE SUMMARY

## DA APPROVED DEVELOPMENT SITE

DA no: DA-320/2016  
Property: 54-56 Joseph St, LIDCOMBE NSW 2141  
Description: Demolition of existing structures and construction of a 10 Storey mixed used development comprising of 2 Commercial tenancies and 48 Residential Apartments over 2 levels of basement parking.

### INCOME & OUTGOINGS

Income: 3 Shops in total = \$243,189.60 per annum (includes GST & outgoings)  
Outgoings: Council Rates - \$10,344.00 per annum (approx.)  
Water Rates - \$1,600.00 per annum (approx.)  
Land Tax - \$32,002.00 per annum (approx.)

### PARTICULARS

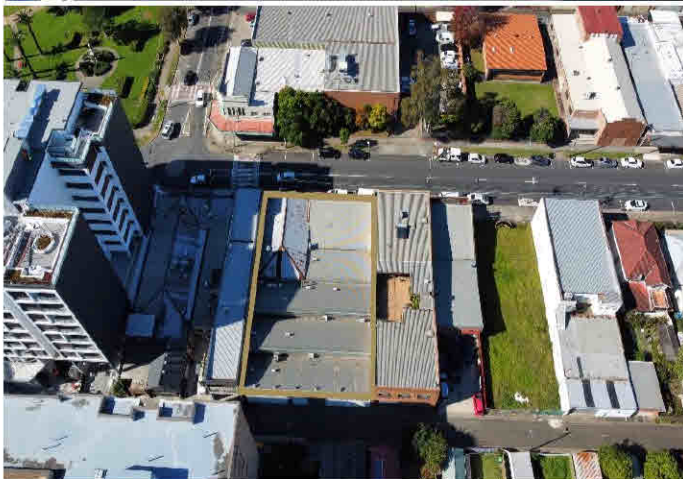
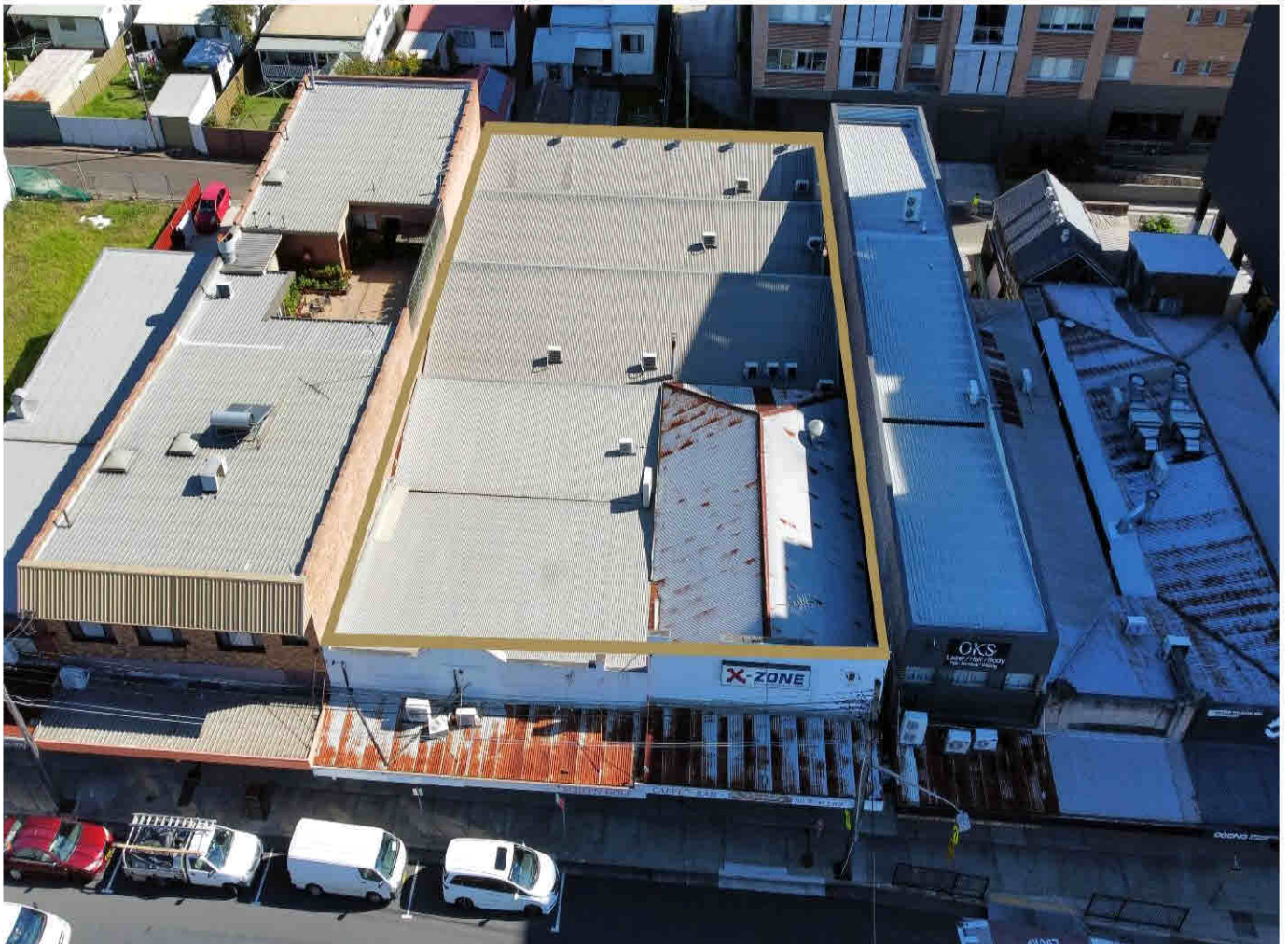
Registered Plan: Lot 1 Plan DP 1029858  
Location: The subject property is situated on the Southern side of the train line in the Western suburb of Lidcombe. It is located 500 metres from the Lidcombe Train Station, 19.4 km to Sydney Airport which is 32 minutes (approx.) via M5 Freeway and 18 km to Sydney CBD.





**Site Area:** 891.9 sqm (approx.)  
**Local Government:** Cumberland City Council  
**Development:** 2 Retail (Commercial tenancies) - 232 sqm (approx.)  
58 Car Spaces in Basement over 3 levels  
48 Apartments comprising of:

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





## LIDCOMBE

Lidcombe is bubbling suburb with in superbly in an easy to access location with all the specialty conveniences. A dozen places of worship, health specialists, Costco, schools, parks, well-serviced public transport network and an array of eateries and shopping options – Lidcombe has it all!

With excellent public transport helps to aide everyone from older couples, families and single and with university campus nearby helps to cater to younger people.

Lidcombe enjoys a contemporary community composition: Less than 1 in 5 families speak only English at home. Other families also speak Korean, Mandarin and Arabic contributing to Lidcombe's reputation as a cosmopolitan, multi-cultural neighbourhood.

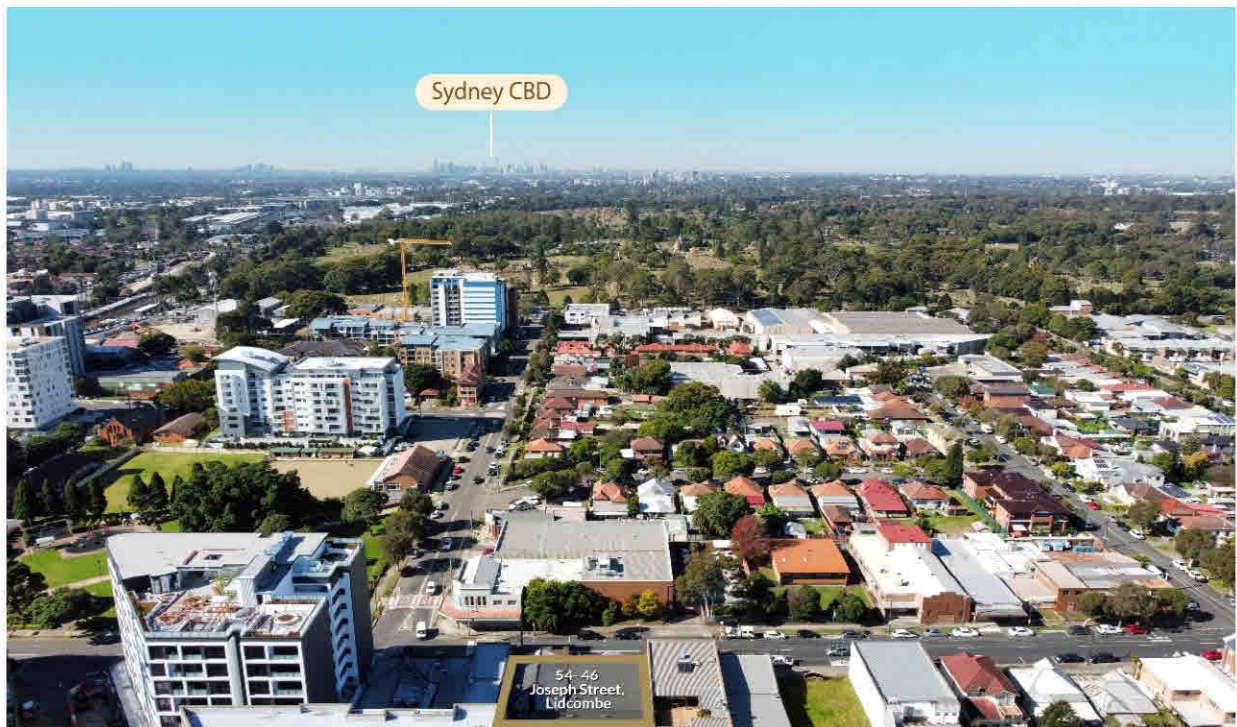
Lidcombe locals enjoy an interesting mix of Residential, Commercial and Industrial areas spread throughout the suburb. A small Shopping Centre is located close to the Lidcombe Train Station with a range of Speciality stores. Lidcombe is also home to first Costco in NSW, located on Parramatta Road. For 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 pre-school through to university.

*Source: realestate.com.au*







18 km (approx.) – Distance from Lidcombe to Sydney CBD

## RAILWAY STATION

Lidcombe Train Station is an important junction. It is served by 4 suburban lines:

- The Olympic Park line to Sydney Olympic Park, the North Shore, Northern & Western line
- East to Berowra or Hornsby via the City & Chatswood, West to either Richmond or Emu Plains via Parramatta, the Inner West & Leppington line
- East to the City via Stathfield, West to Leppington via Granville, the Bankstown line to the City via Bankstown
- Some intercity Blue Mountain line services also call to the station







## LOCAL PARKS

Lidcombe is home to some beautifully landscaped parks and gardens such as:

- Remembrance Park
- Wyatt Park
- Phillips Park
- Central Park
- Lidcombe Oval



Remembrance Park



Remembrance Park

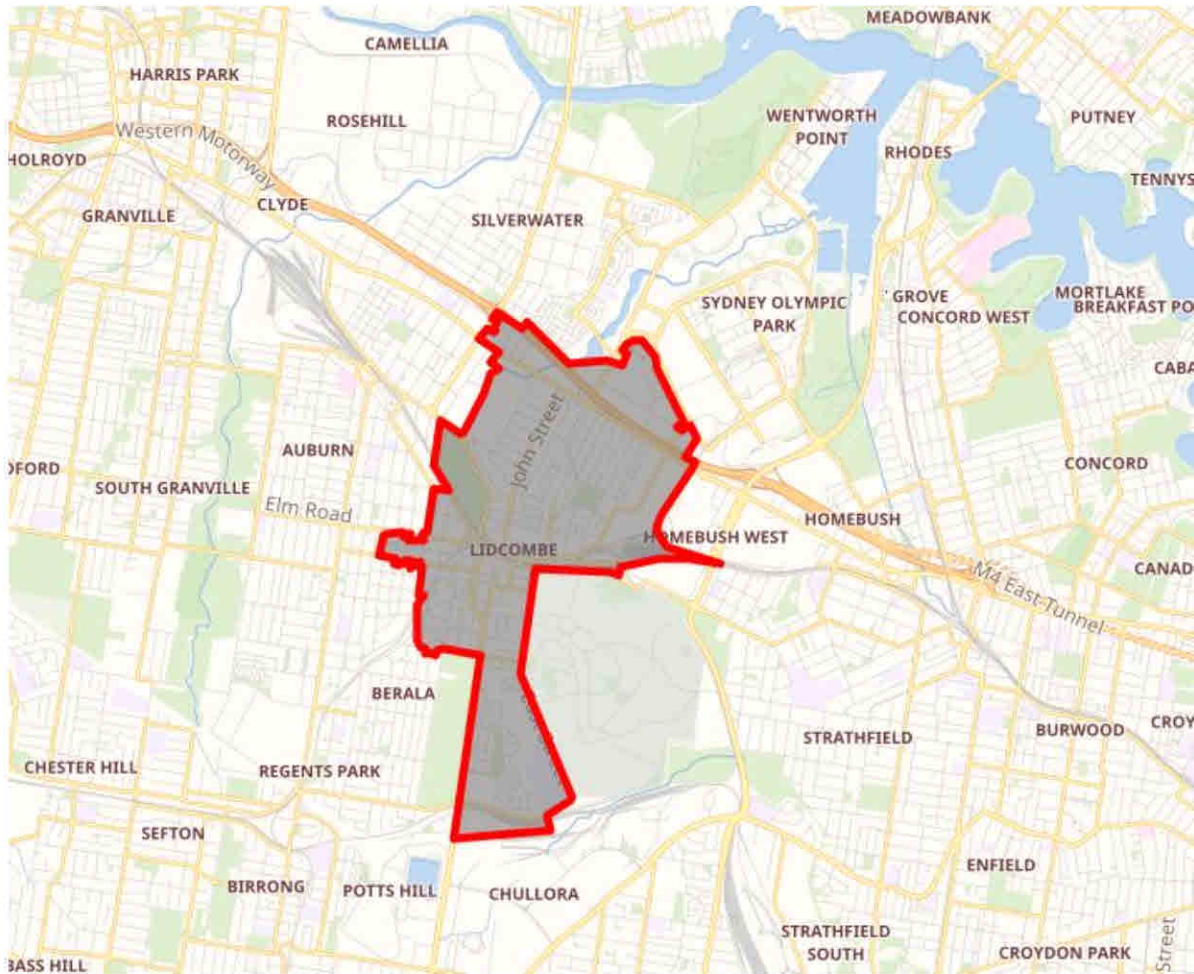


Lidcombe Water Park



Aquatic Centre

## MAP OF LIDCOMBE



### **Disclaimer:**

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