



41 Campbell Street, Parramatta

## Block of 17 units - Premier Location —Development Potential

LJ Hooker Parramatta is pleased to offer to the market 41 Campbell Street Parramatta. This property offers an outstanding opportunity for the astute investor and developer.

Comprising of 17 units with loads of potential to increase current rental returns, this property is located directly behind Westfield and is a short stroll to Railway Station and Parramatta commercial core.

The site enjoys a land area of 1181m<sup>2</sup> with over 25m frontage, there is opportunity to amalgamate with the adjoining site.

Key Features;

- " Zoned MU1 —Mixed Use
- Building height 211m
- FSR 10:1 with potential for bonus FSR of 11.5:1 and 14.95:1 (Subject to Council Approval and amalgamation with adjoining properties)
- Total Land area 1181m<sup>2</sup>
- Current improvements on site 17 units with a generous mix of 12

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**FOR SALE**  
Expressions of Interest

**BUILDING AREA**  
1,181sqm

**AGENTS**  
Joe Bechara  
0416 698 888  
Joe.Bechara@ljhooker.com.au

**AGENCY**  
LJ Hooker Parramatta | Granville | Guildford | Merrylands  
(02) 9637 8555



X 2 Bedroom and 5 X 1 Bedroom.

For Sale By Expressions Of Interest.

## MORE DETAILS

Property ID	2GYWF9E
Property Type	Land/Development Other
Building Area	1181 m2
Land Area	1181 m2

**Joe Bechara 0416 698 888**  
Principal | [Joe.Bechara@ljhooker.com.au](mailto:Joe.Bechara@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02)  
9637 8555**

42 South Street, GRANVILLE NSW 2142  
[granville.ljhooker.com.au](http://granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)

