



## INFORMATION MEMORANDUM

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1-8/36 GROSE STREET

**Parramatta**

**RayWhite**

RAY WHITE DOUBLE BAY

Ray White Double Bay is pleased to present

# 1-8/36 Grose Street, Parramatta

Set on 841sqm in a prime Parramatta location, this entire block of 8 x 2 bedroom apartments presents a rare opportunity to secure an income-producing asset with outstanding development potential. All with lock up garages, balconies and internal laundries. An amazing location, only seconds to the Light Rail, Parramatta Station, Westfield, schools and cafés, the property benefits from exceptional connectivity and sits within a high density zoning allowing significant future uplift (STCA). Currently returning \$183,040pa with scope to further increase.

- Entire block of 8 x 2 bedroom apartments
- Secure investment with strong rental income potential
- 8 on-site parking plus additional visitor parking
- Zoned LMR with outstanding redevelopment potential (FSR 3:1, height limit 40m)
- Ideal “land bank” opportunity in a rapidly evolving precinct
- Moments to shops, transport, schools, and local amenities
- Invest now, hold for future growth or redevelop (STCA)

## INSPECTION TIMES

11.00am - 11.45am  
Thursday and Saturday

## AUCTION DETAILS

6.00pm, Thursday 13th November  
Ray White Double Bay Office



**Melanie Lahoud**

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**Breanna Skewes**

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# Executive Summary

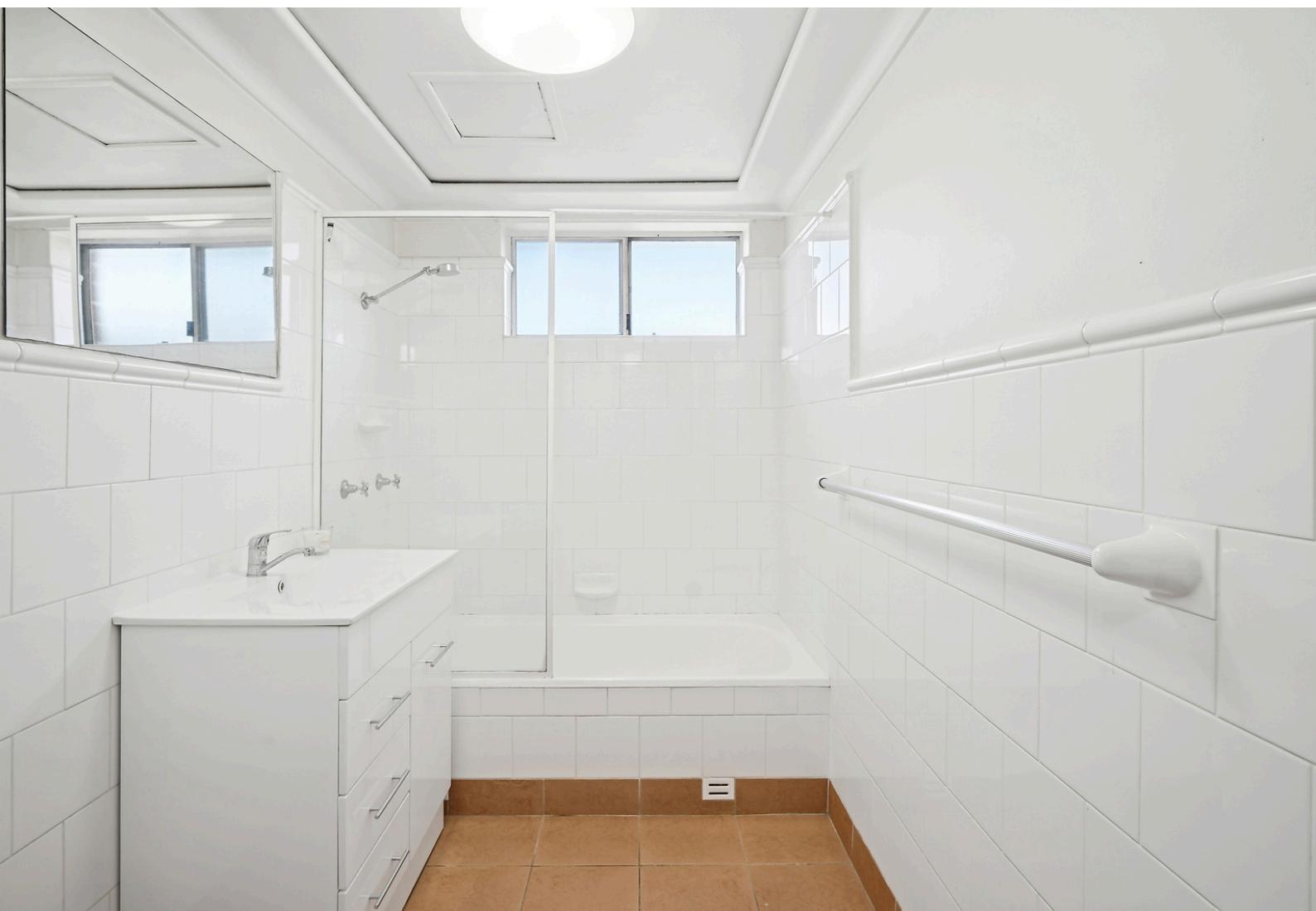
<b>ADDRESS</b>	1-8/36 Grose Street, Parramatta
<b>LOT/SECTION/ PLAN NUMBER</b>	6/-/DP85131
<b>SITE AREA</b>	841sqm
<b>PROPERTY DIMENSIONS</b>	18.01 / 18.08 X 46.84 / 46.63
<b>MUNICIPALITY</b>	Parramatta
<b>LEP</b>	Parramatta Local Environmental Plan 2023
<b>ZONING</b>	R4: High Density Residential
<b>FLOOR SPACE RATIO</b>	3:1
<b>HEIGHT LIMIT</b>	40m
<b>OUTGOINGS</b>	<ul style="list-style-type: none"><li>• Water Fixed Charge Rates: \$1,439.52 pq</li><li>• Council Rates: \$1,573 pq</li><li>• Land Value for Land Tax: \$2,093,300</li><li>• Current Rental Income - \$183,040 pa</li></ul>
<b>CURRENT RETURN</b>	

# Financial Summary

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APARTMENT	BEDROOMS	BATHROOMS	PARKING	LEASE EXPIRIES	CURRENT RENTS	MARKET RENTS
1	2	1	1	expired	\$450 pw	\$550 pw
2	2	1	1	expired	\$450 pw	\$550 pw
3	2	1	1	expired	\$470 pw	\$550 pw
4	2	1	1	expired	\$350 pw	\$550 pw
5	2	1	1	expired	\$470 pw	\$550 pw
6	2	1	1	expired	\$470 pw	\$550 pw
7	2	1	1	expired	\$430 pw	\$550 pw
8	2	1	1	expired	\$430 pw	\$550 pw
<b>TOTAL PER WEEK</b>					\$3,520	\$4,400
<b>TOTAL PER ANNUM</b>					\$183,040	\$228,800





36 Grose Street  
Parramatta

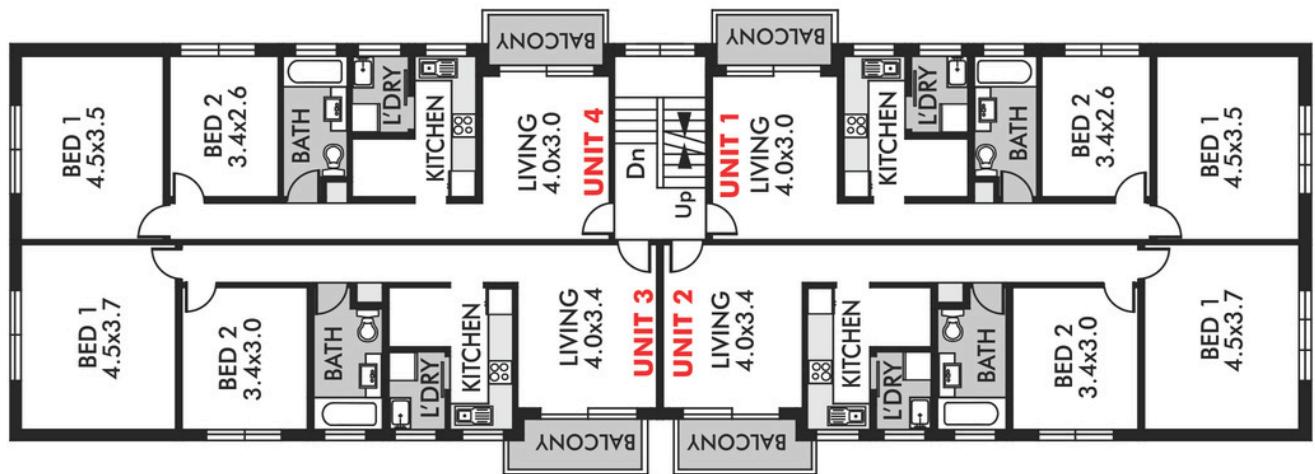
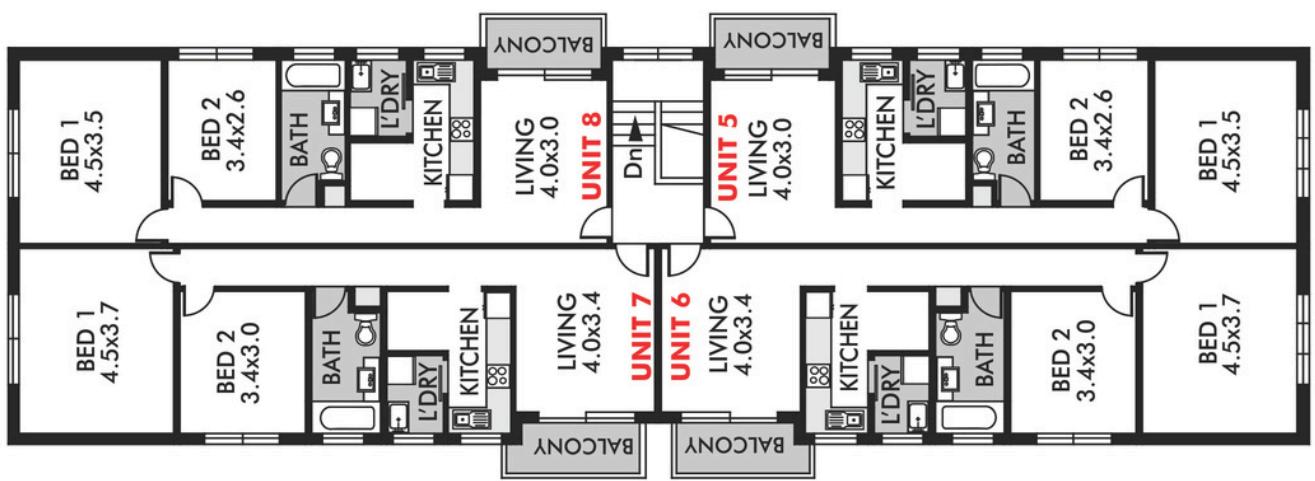
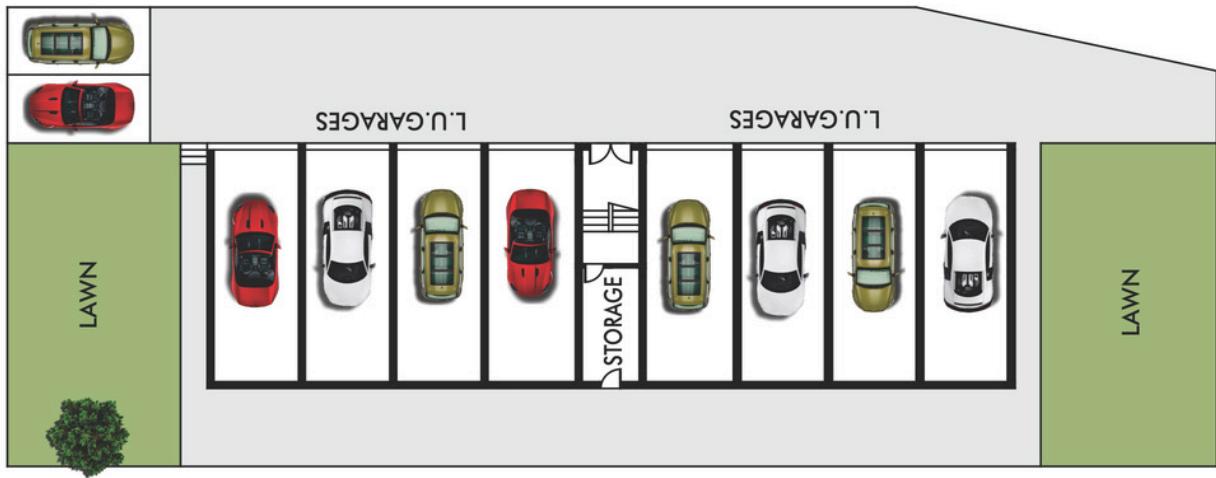
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This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

SITE PLAN (not to scale)

FIRST FLOOR

GROUND FLOOR



# Location

1-8/36 GROSE STREET, PARRAMATTA

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Parramatta, located about 24 kilometres west of Sydney's CBD, is one of the city's most historic and rapidly evolving areas. As the geographic heart of Greater Sydney, it plays a key role in the city's cultural, economic, and civic life. With roots dating back to 1788, Parramatta blends heritage buildings and leafy parklands with modern architecture, major infrastructure, and a vibrant commercial core.

Today, Parramatta is a thriving hub known for its diversity, energy, and accessibility. The suburb is home to a multicultural population, reflected in its bustling food scene, cultural festivals, and community spirit. From the scenic banks of the Parramatta River to the historic precincts and contemporary developments like Parramatta Square, there's a strong sense of identity and momentum shaping the area's future.

Thanks to ongoing investment in transport, education, and public spaces, Parramatta continues to attract new residents, businesses, and visitors. Whether you're here for work, study, or leisure, the suburb offers a unique mix of old-world charm and modern convenience, making it one of Sydney's most exciting and livable urban centres.



5 Minute Drive to  
Westfield Parramatta



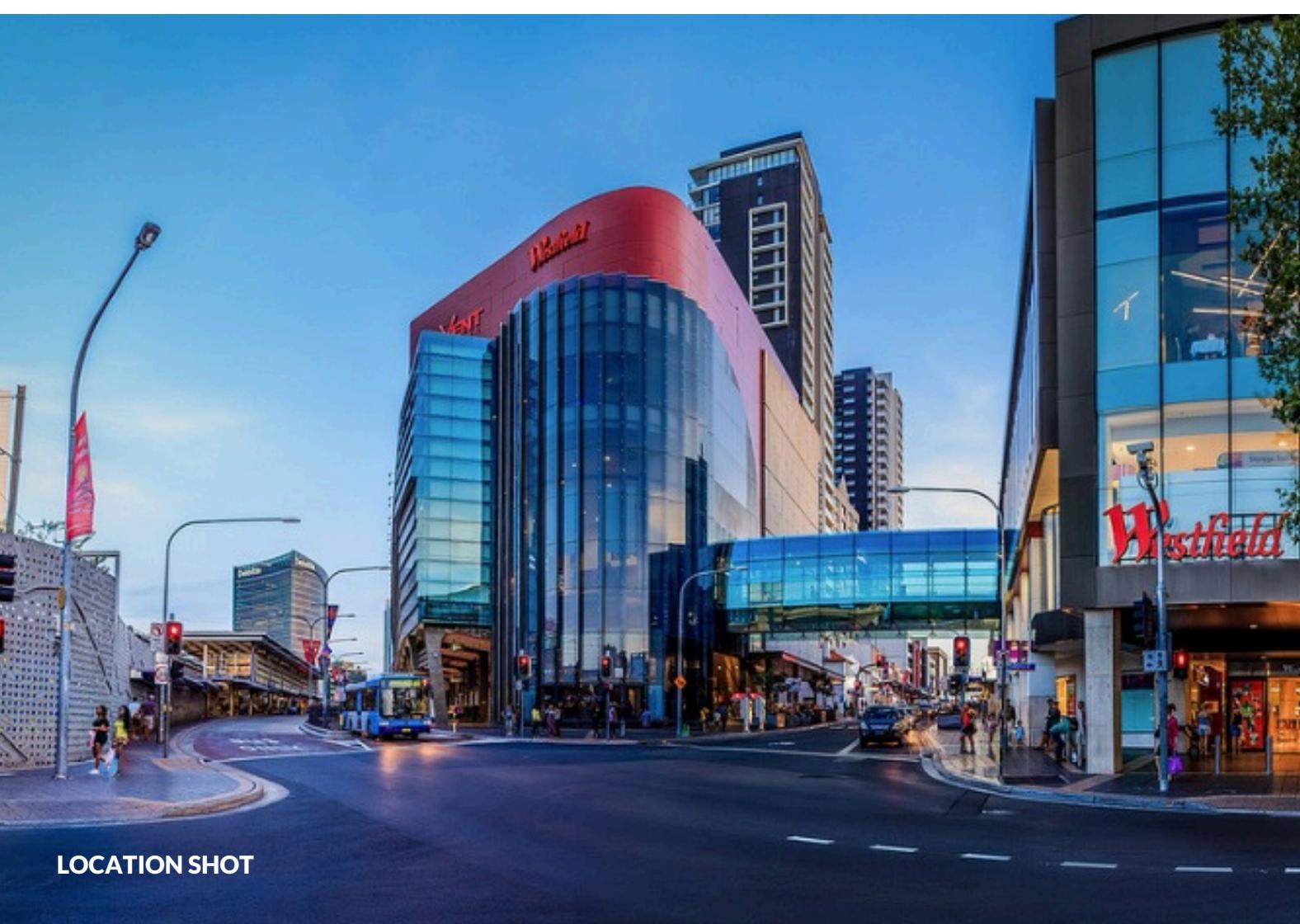
Parramatta Public School  
Parramatta High School



240m to Fennell Street  
Light Rail Station

LOCATION SHOT

RayWhite®



LOCATION SHOT



LOCATION SHOT



LOCATION SHOT

# Market Statistics



**89.9%**

OCCUPIED PRIVATE  
DEWLINGS



**35**

MEDIAN  
AGE



**2.65%**

TOTAL  
VACANCY\*\*



**256,729**

POPULATION



**56.8%**

EMPLOYED  
FULL-TIME



**1 in 4**

AGED 25 TO 34  
YEARS



**42.4%**

BORN IN  
AUSTRALIA



**29.1%**

HOUSEHOLDS  
EARN > \$3,000  
GROSS PER WEEK



**5.7%**

UNEMPLOYMENT  
RATE



**49.8%**

COUPLE FAMILIES  
WITH CHILDREN



**\$2,051**

MEDIAN  
HOUSEHOLD  
WEEKLY INCOME

# Sydney's Apartment Block Specialists

173 APARTMENT BLOCKS SOLD TO DATE

If you're looking at selling or buying a block of apartments, we are the team to speak to.

**RayWhite**



**Melanie Lahoud**  
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## Proudly Sold



**1-24/24 Wisbeach Street, Balmain**  
\$13,500,000



**1-15/54 Kensington Road Summer Hill**  
\$11,050,000



**1-16/96 Burns Bay Road, Lane Cove**  
\$11,000,000



**1-9/20 Liverpool Street, Rose Bay**  
\$9,175,000



**1-4/126 Percival Road, Stanmore**  
\$7,050,000



**1-10/49 Orpington Street, Ashfield**  
\$7,050,000



**1-6/12 Pitt Street Randwick**  
\$6,900,000



**1-10/484 Bunnerong Road, Matraville**  
\$6,750,000



**1-6/18 Church Street, Randwick**  
\$6,000,000



**1-4/56 Edward Street, North Sydney**  
\$5,000,000



**1-4/10 Wrights Road, Drummoyne**  
\$4,950,000



**252 River Avenue, Carramar**  
\$2,765,000

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