

kellys

# 124 Percival Road Stanmore





# Executive Summary

124 Percival Road Stanmore

Auction

Saturday 29 February 2020

11:15am on premises

Address	124 Percival Road, Stanmore NSW 2048
Description	Commercial and Residential
Title	Torrens Title
Lot/Plan	Lot 3 in deposited plan 815533
Current/Potential Rental	\$550 pw
Land Area	182sqm*
Local Government Authority	City of Sydney Council
Zoning	B1 Neighbourhood Centre
Height Limit	11 metres
FSR	1.2 to 1
Gross Potential Income	\$300-320 pw Residential
	\$500-600 pw Commercial
Total Outgoings	\$3536 per annum*

## Notable Features

Commercial property with 3 bedroom apartment



Close to boutique shops, elite schools, universities and parks



Significant refurbishment potential



Premium location



Short walk to the train station providing direct access to Sydney





## The Location

Established in late 19th century, Stanmore's time-bubble-like charm is thanks to it being overlooked by developers in the 1980s, a silver lining of the aircraft noise above. Cardigan and Cavendish Streets and Corunna Road are all home to some Victorian architectural gems. It's almost as if the rest of Sydney has suddenly woken up to the charming streetscapes and genteel mood that are an indelible part of the Stanmore experience. Perched on the city fringe and within walking distance to little Italy Leichhardt and naughty Newtown, Stanmore was once a sleepy suburb, beloved by students and old-school inner-westies for decades. But change is definitely in the air. The rise and rise of the Inner West brings new cafes, an arts scene and hot new restaurants to the area, and there's no looking back.

**Immediate amenities and facilities located within close proximity to the property include\*:**

Stanmore Train Station	100m
Weekley Park	450m
TAFE Petersham	950m
Norton Street Strip	1.4km
Newington College	1.7km
Royal Prince Alfred Hospital	2.3km
The University of Sydney	2.7km
Broadway Shopping Centre	3.6km
University of Technology Sydney	4km
Sydney CBD	7km



## About the Property

A rare opportunity exists to own a premium piece of Commercial and Residential real estate right in the heart of Sydney's Inner West. Perfectly positioned in the centre of Stanmore Village, this unique package of three properties has fantastic retail and development potential as well as income generation and is just seconds away transport services. Off-street parking with rear lane access, bus stop located at front of the shop with Stanmore Railway Station within 150 metres.

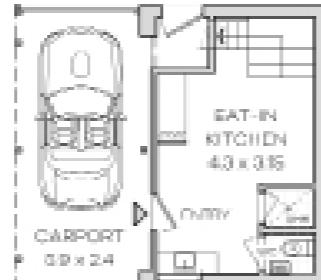
## Outgoings Schedule

Address	124 Percival Road, Stanmore
Council Rates	\$673 Per Quarter
Water Rates	\$211 Per Quarter
<b>TOTAL OUTGOINGS</b>	\$3536 Per Annum

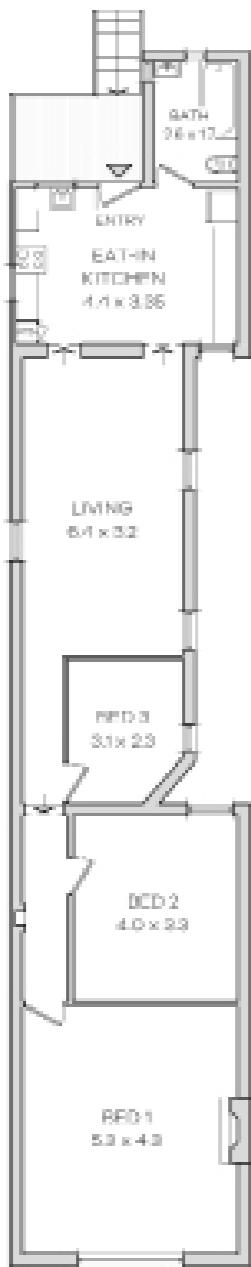
# Site Survey



FIRST LEVEL STUDIO



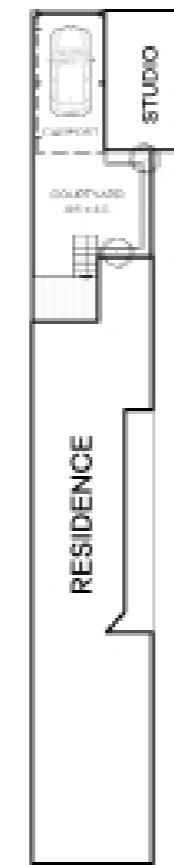
GROUND LEVEL STUDIO



FIRST LEVEL



GROUND LEVEL



SITE PLAN

# Town Planning

## [City of Sydney - Local Environmental Plan](#)

Zoning

B1 Neighbourhood Centre

Permissible Floor Space Ratio (LEP)

1.2 to 1

Maximum Building Height

11 metres

## [Objectives of Zone](#)

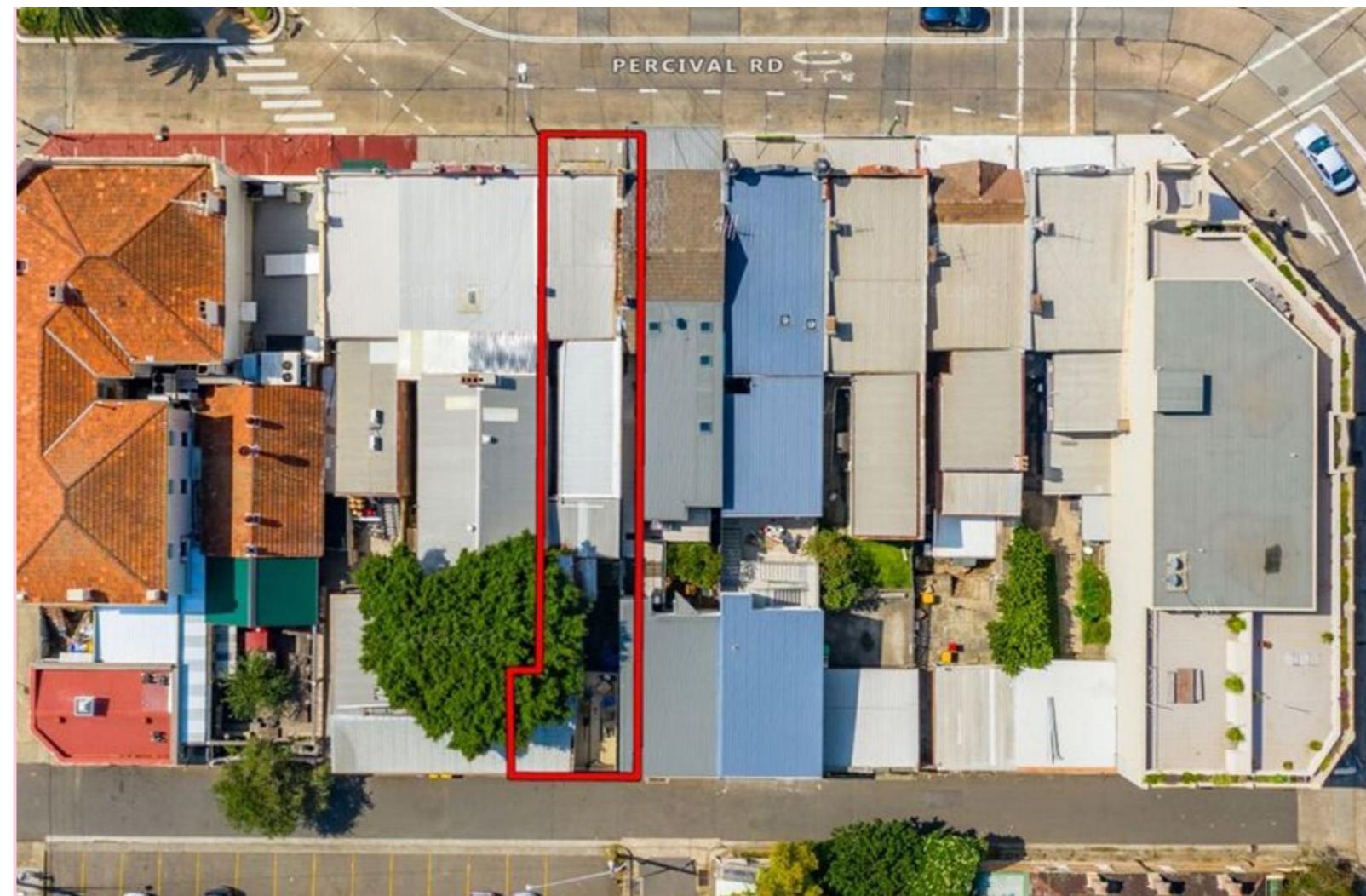
To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.

To encourage employment opportunities in accessible locations.

To maximise public transport patronage and encourage walking and cycling.

## [Permitted with Consent](#)

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation.



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## Sales Enquiries

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Paul Creedon

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