



904 Bourke Street, WATERLOO, NSW, Australia

A premium “lifestyle and environment” development opportunity

The property is superbly located within 400m of Green Square train station and the future town centre. Additionally the property offers fantastic lifestyle amenity with close proximity to the Danks and Lachlan Street precincts, with Sydney CBD 3.5km to the north and Sydney airport less than 3km to the south.

The convenient location and access to major roads in multiple directions also ensure marquee Sydney destinations such as Bondi Beach and Randwick Racecourse are only a short trip away.

Key development features include:

- 14,680 (approx) square metre site area with dual street access
- Potential to develop approx. 29,360 square metres of gross floor area (STCA)
- Predominantly north facing property
- Strong holding income with scope to increase
- Strategic lease expiries with highly reputable tenant mix including Gucci and Channel 7.
- Due to the unique nature of the site, an opportunity to stage development
- Location offers premium amenity and lifestyle to residents

904 Bourke Street, Waterloo is being offered for sale via Expression of Interest closing Thursday 5th December at 5 pm.

A complete information memorandum and due diligence information is available on request.

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