



1-9 Peggy Street Mays Hill - 2145

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Executive Summary

ADDRESS	1-9 Peggy Street, Mays Hill, NSW 2145	
TITLE DETAILS	1 Peggy Street, Mays Hill - Lot 55 DP 13239 3-9 Peggy Street, Mays Hill - Lot 56 DP 13239, Lot 57 DP 13239, Lot 58 DP 13239, Lot 59 DP 13239	
SITE AREA	Total 4496 SqM (1: 1195 SqM, 3: 1119 SqM, 5: 734 SqM, 7: 727 SqM, 9: 721 SqM)	
PROPERTY DESCRIPTION	Existing houses to be demolished.	
DEVELOPMENT APPROVAL	Development Application 2018/278/1 RE for 1 PEGGY STREET, MAYS HILL Development Application 2017/563/1 at for 3-9 PEGGY STREET, MAYS HILL 75 Units in total (16x1B + 25x2B + 34x3B)	
LOCATION	The subject site is located on the eastern side of Peggy Street. The site starts on the corner of the laneway which is parallel to Great Western Highway and 290 metres from Mays Hill Bus Stop on GWH.	
SALE METHOD	Expression of Interest closing September 30 at 2:00 PM (AEDT)	
AGENTS	Charlie Sahyoun charlie@evensense.com 0434 813 951	Raj Sharma raj@evensense.com 0422 362 473

DA Summary



Development Application 2018/278/1 RE 1 PEGGY STREET, MAYS HILL

Residential - New multi unit - Demolition of existing structures, construction of a 4 storey residential flat building over 2 levels of basement parking including new ramps on the adjoining site (3- 9 Peggy Street) providing access into the proposed basements; accommodating 16 residential units and 36 parking spaces

9 x 2 bedroom (56.25%)
7 x 3 bedroom (43.75%)

16 Units
31 Parking Spaces

Development Application 2017/563/1 at 3-9 PEGGY STREET, MAYS HILL

Residential - New multi unit - Demolition of existing structures, consolidation of 4 lots into 1 lot and construction of a part 4, part 5 storey residential flat building over basement parking accommodating 59 units and 65 parking spaces under Affordable Rental Housing SEPP

16 x 1 bedroom (27.11%).
16 x 2 bedroom (42.37%)
27 x 3 bedroom (30.50%)

59 Units
78* Parking Spaces (*2 subject to PC)

TOTAL DA APPROVAL:

16 x 1 bedroom (21.33%)
25 x 2 bedroom (33.33%)
34 x 3 bedroom (45.33%)

75 Units
109 Parking Spaces

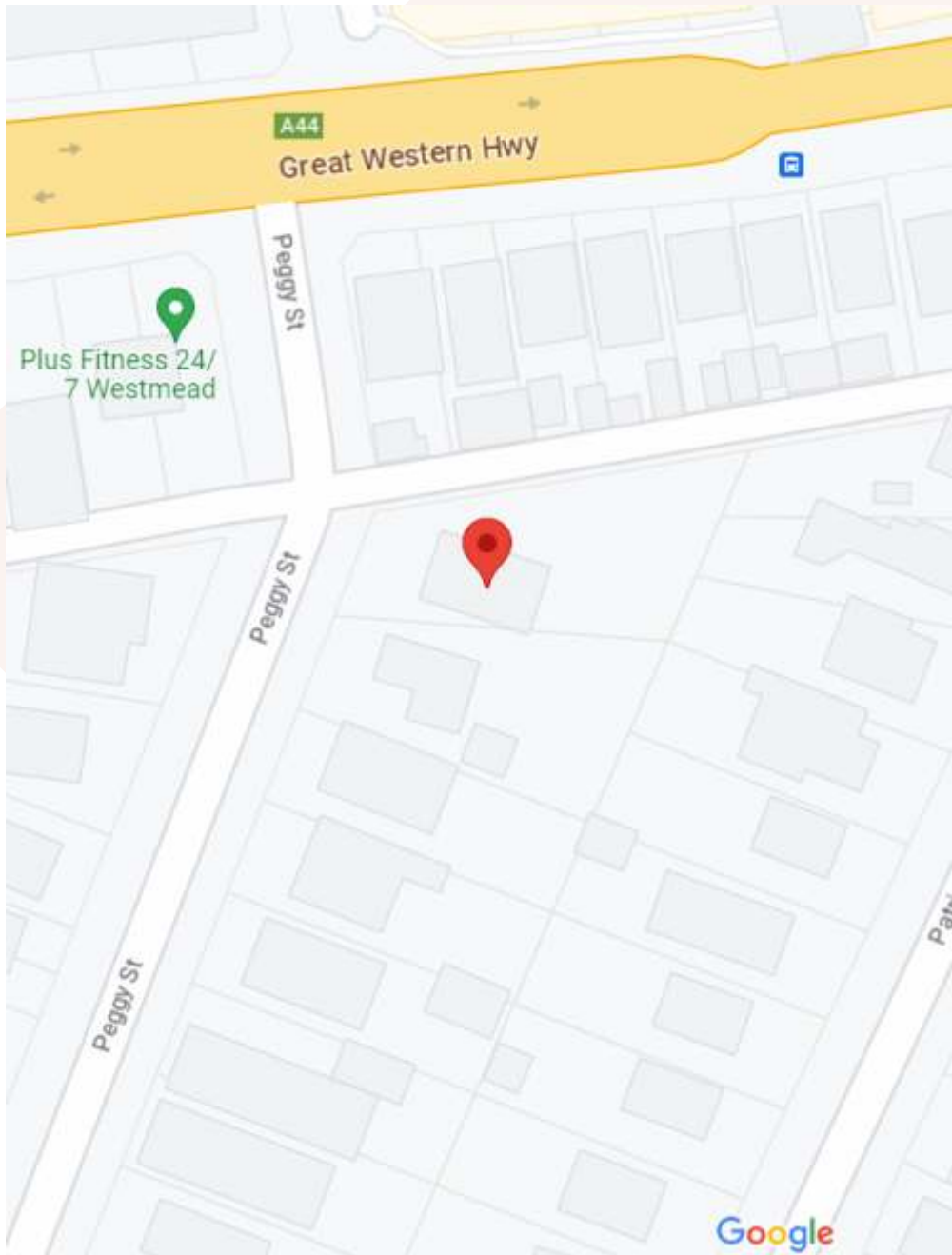
Affordable Housing

16 x 1 bedroom (21.33%).
3 x 2 bedroom (04.00%)

19 units out of 75 units (25.33%)



Location Summary



The size of Mays Hill is approximately 0.3 square kilometres. It has 3 parks covering nearly 20.6% of total area. Based on the last census by ABS, the population of Mays Hill was showing a population growth of 4.7%.






The predominant age group in Mays Hill is 30-39 years. Households in Mays Hill are primarily couples with children and are likely to be repaying \$2400-\$2999 pm on mortgage repayments.

In general, people in Mays Hill work in a professional occupation.





Local Schools

	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Parramatta West Public School Railway Street Parramatta NSW 2150	0.57km	Primary	Mixed	Government	0-6
	Westmead Christian Grammar School 2-8 Bridge Road Westmead NSW 2145	0.7km	Primary	Mixed	Non-Government	0-6
	Parramatta High School 76A Great Western Highway Parramatta NSW 2150	0.82km	Secondary	Mixed	Government	7-12
	Holroyd School 58 Clarence Street Merrylands NSW 2160	1.1km	Special	Mixed	Government	0-0
	Westmead Public School 150 Hawkesbury Road Westmead NSW 2145	1.15km	Primary	Mixed	Government	0-6



Property is within school catchment area



Property is outside school catchment area

Sales Process

EXPRESSION OF INTEREST

1-9 Peggy Street, Mays Hill will be offered for sale via
Expression of Interest closing on 30th September 2023 at 02:00 PM (AEST)

CONTRACTS

Contract of Sale have been prepared by the vendor solicitors and a draft copy will be available on request. Any queries in relation to the Contracts of Sale should be directed to the vendors solicitor in the first instance.

CONTACT DETAILS

All enquiries and requests for information are to be directed to the exclusive selling agents:

DUE DILIGENCE MATERIAL

Upon request a link to a comprehensive due diligence package is available.

Selling Agent



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