

13 Marion Street, Parramatta, NSW 2150

House For Sale

Saturday, 18 November 2023

13 Marion Street, Parramatta, NSW 2150

Bedrooms: 3

Bathrooms: 2

Area: 556 m2

Type: House



Robert Dowdy
0499007000

Contact Agent

CBRE, as the exclusive selling agent on behalf of our valued client, are delighted to present 13 Marion Street, Parramatta to the market for sale for the first time in 24 years. A rare attractive cottage in the heart of the Parramatta CBD with ample on-site parking and spectacular pedestrian frontages. This versatile opportunity for both owner occupiers and investors is at the centre of Western Sydney's most dynamic and tightly held markets. Strategically positioned in the centre of Parramatta and within walking distance to both Parramatta & Harris Park Railway Stations. Located approximately 22.7km* west of Sydney CBD. 13 Marion St has unmatched potential in one of Australia's fastest-growing regions and benefits from the following key attributes:- 556sqm* land area- High exposure corner location with dual street access- Zoning: MU1 Mixed Use- Current FSR 2:1 & Height: 28m- Ample on-site parking for up to eight (8) cars (tandem)- Multiple large rooms/offices, kitchen, break out area, & toilet amenities. - Disabled access - Lock up garage allows for dual car access through to High Street- Fully air-conditioned- Close proximity to surrounding shops, cafes and public transport- 260m to Harris Park Railway Station and 650m to Parramatta Railway Station- Quick access to Church Street, Great Western Highway, Cumberland Highway, James Ruse Drive, Victoria Road, Parramatta Road & The M4 Motorway- Adaptable for multiple tenancies with an efficient floor plan- Spectacular pedestrian frontages and high-profile location.- Future development potential (STCA) Ideal for: doctors, accountants, allied health professionals, lawyers, architects, community and religious groups, training organisations, developers, childcare services, professional services and more, (STCA) Parramatta offers Sydneysiders a rich mix of dining, arts & cultural, entertainment, retail, nightlife and leisure experiences. This existing dynamism is firmly supported by Parramatta's position as the 6th largest economy of Australia, enjoying a significant and ongoing level of federal and state government investments which further enhances its appeal. More than \$35 billion in Western Sydney infrastructure spending, from which Parramatta will be the major benefactor. 13 Marion St, Parramatta will be sold via On-site Public Auction at 10:30am, Saturday, 16th of December 2023. For more information, please contact the exclusive selling agent from CBRE: Robert Dowdy on 0499 007 000.