

189 & 191 Victoria Street, Smithfield, NSW 2164

INSTA Property

House For Sale

Monday, 13 May 2024

189 & 191 Victoria Street, Smithfield, NSW 2164

Bedrooms: 10

Bathrooms: 6

Parkings: 5

Area: 4045 m2

Type: House



Kien Hoang

0272022299

AUCTION

Exciting opportunity awaits to acquire a meticulously planned development site with DA approval for 21 self-contained dwellings catered specifically for seniors and disabled individuals. Strategically located within the vibrant Fairfield Council LGA of Smithfield, this property offers unparalleled convenience, just moments away from essential amenities such as Stockland Wetherill Park, Smithfield Square Shopping Centre, Smithfield RSL, and Tavern. Featuring::: Zoning: R2 Low Density Residential:: DA Approved: 21 self-contained dwellings designed for senior and disability living:: NDIS Certification: Specialized Disability Accommodation (SDA) registration for 15 villas, comprising 10 Robust and 5 SDA Fully Accessible Villas:: Ample Space: Expansive land area spanning approximately 4,045sqm, offering flexibility for various developments, including childcare facilities and semi-detached dwellings:: Prime Location: Close proximity to lifestyle essentials such as Stockland Wetherill Park, Neeta Shopping Centre, Fairfield Station, Smithfield RSL, Fin Aquatics Recreational Centre, and Fairfield Hospital:: Easy Access: Convenient transportation options, including nearby bus services to Parramatta CBD from the corner of Victoria St and Vonn Avenue Projected Rental Returns::: Estimated annual rental income of approximately \$1,157,410 for all 21 units, factoring in SDA pricing and market rental returns for non-SDA units. Kien Hoang | 0449 046 789 INSTA Property. DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, INSTA Property does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.