

**64-66 Brenan Street, Lilyfield, NSW 2040**



**House For Sale**

Wednesday, 17 April 2024

64-66 Brenan Street, Lilyfield, NSW 2040

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Leanne Xu  
0451369188



Start Lin  
0416000168

## Expression of Interest

Hopefluent Realty in conjunction with Ray White Commercial (SC) and acting under instructions from AL Restructuring (as the agent for the mortgagee in possession) is pleased to present 64-66 Brenan Street, Lilyfield (& 36 Lonsdale Street Lilyfield) to market for sale. The properties are offered separately or in-one-line via Expressions of Interest closing Wednesday 15 May 2024. Presenting a unique opportunity to occupy, reposition or redevelop a high exposure corner site spanning across three separate titles, 64 & 66 Brenan Street comprises two residential properties with land area of 371 sqm\* and 343 sqm\* respectively (and 36 Lonsdale Street includes two large warehouses and a showroom with separate tenancies on 969 sqm\* of land). The locations benefit from high connectivity, exposure and easy access to major arterial roads such as the City West Link, WestConnex and Parramatta Road. These properties (either together or separately) are ideal for owner occupiers seeking freehold properties for their businesses, developers and landbankers or investors seeking diverse multi-tenanted investments. Additional highlights of the site include: • Total Site Area: 714 sqm\* (3 titles in total 1,683sqm\*) • Zoning: R1 General Residential • FSR: 0.5:1 • Flexible offering comprising two freestanding buildings and a warehouse/showroom across three titles • Dual street access with a combined frontage of 90m\* providing access via Lonsdale Street and Brenan Street • High connectivity and easy access to major arterial roads such as the City West Link, WestConnex, and Parramatta Road • 4.8km\* from Sydney CBD 64-66 Brenan Street Lilyfield (and 36 Lonsdale Street) is offered in-one-line or separately via Expressions of Interest closing Wednesday, 15 May 2024 at 12:00pm (AEST). For further information, please contact the exclusive selling agents below.\* Approximately

**DISCLAIMER:** All information was obtained and prepared carefully and best to ensure the information we believe is accurate and reliable. However, we could not guarantee and we accept no responsibility and disclaim all liability in respect of any inaccuracies or misstatements contained.