

**5 Elizabeth St, Allawah, NSW, 2218**

**Block Of Units For Sale**

Tuesday, 6 August 2024



5 Elizabeth St, Allawah, NSW, 2218

**Bedrooms: 30**

**Bathrooms: 15**

**Parkings: 15**

**Type: Block Of Units**



Dean Sperotto

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## **THE ELIZABETH - A STRATEGIC OPPORTUNITY! Entire Block of 15 Apartments**

Expressions of Interest closing midday Wednesday 11th September 2024

Set within Allawah's thriving retail precinct, mere footsteps to Allawah train station, The Elizabeth is an entire apartment block offering. This double brick and fully leased investment opportunity with unrivalled instant and long term upside, is a proposition rarely offered to the market.

The Elizabeth is made up of 15 well-proportioned 2 bedroom units all with lockup garages. The property sits on a substantial 1,505sqm sized parcel of land with a wide 36 meter frontage (approx.).

The Opportunities are Endless! A fully leased investment with unlimited investment uplift, The Elizabeth is the perfect Sydney investment.

- Keep in its present form and increase rents to market value
- Increase the asset value instantly through cosmetic renovations creating additional increased returns
- Simply collect the rental return until you are ready to rebuild as the GFA allows for circa 32 x 2 bed units
- Convert to Strata title and sell off individually (subject to council approval)
- Situated within the rail corridor, the attributes of this site have significant potential for future rezoning
- Site Size: 1505sqm(approx.), 36 meters wide (approx.), Existing R4 zoning with FSR of 2:1
- Entire block sold in one line (not strata titled)