

6 Alexandra Avenue, Westmead, NSW 2145



Block Of Units For Sale

Wednesday, 26 June 2024

6 Alexandra Avenue, Westmead, NSW 2145

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Type: Block Of Units



Amit Mittal

0298913333

Expressions of Interest Closing on 31st July 5pm

Often sought and rarely found, superbly positioned within minutes' walk to Westmead railway station and nearby the upcoming Sydney Metro & Light Rail, this solidly built block of four 2-bedroom units are to be sold together in line. It presents an exceptional opportunity for astute investors or self-managed super funds to receive excellent rental returns or to land-banking for future growth. Situated within a short stroll to newly-built Parramatta Aquatic Centre, Parramatta Park, local shops, reputable schools including Westmead Public, Sacred Heart Primary, Catherine McAuley Catholic Girls School, Western Sydney Uni, Public, Private and Children's Hospitals, The Westmead Health Precinct, one of the largest health, education, research and training precincts in Australia, as well as easy access to Parramatta CBD, Westfield Shoppingtown, and all major amenities including one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre. This block of units feature:- Solid full-brick construction with renovated interiors- Generous floor plans spanning over 2 levels- Approx 585.8m² of land holding with a wide 18.3 metre frontage- High Density Residential R4 Zoning- Current FSR up to 1.2:1 & building height up to 15 metres- Torrens Title property & no strata levies payment- 3 of the units are currently leased to long-term tenants- Estimated rental return of approximately \$100,000 per annum- Appealing portfolio addition for savvy investors"Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."