

189 Victoria St, Smithfield, NSW, 2164

INSTA Property

House For Sale

Saturday, 24 August 2024

189 Victoria St, Smithfield, NSW, 2164

Bedrooms: 10

Bathrooms: 6

Parkings: 5

Type: House

Unlock High Returns in Smithfield's 4045sqm Opportunity Zone

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.

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