

**16 Dudley Street, Punchbowl, NSW 2196**



**Other For Sale**

Tuesday, 2 July 2024

16 Dudley Street, Punchbowl, NSW 2196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Other**



Rania Azzi  
0297900083



Michael Ristevski  
0297900083

## Auction

DA and CC Approved Childcare Development Site Perfect for Operators and Builders Exceptional DA and CC approved childcare development site, with over 18 primary schools within a 3.5km\* radius and close proximity to Punchbowl and Bankstown CBD. Ideal opportunity for childcare operators, builders, and developers alike to capitalise on this growing childcare sector supported by the NSW government. Additional highlights of the property are outlined below:

- DA and CC approved for a 60-place childcare centre
- 3.82 supply and demand ratio which is 35% above compared to NSW average ratio of 2.85^
- CC approved and ready to start
- 18 primary schools within a 3km\* radius of the site
- Potential rental income of \$300,000\* per annum upon completion