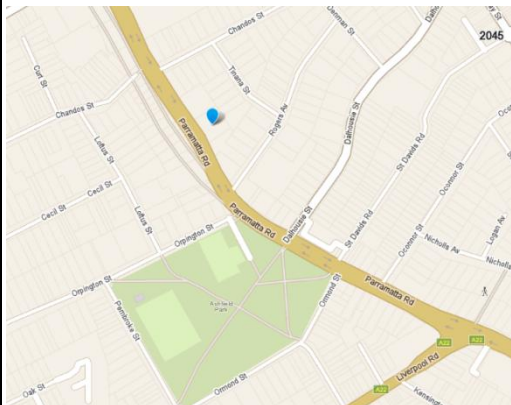


169-173 Parramatta Road, Haberfield
Property Detail


Location The property is located on the northern side of Parramatta Road, approx 100m to the south east of Chandos Street and 550m north west of Liverpool Road.

Site Area 2,099m²

Improvements Erected on the land is a 65-room Aged Care Facility of brick construction built over 3 levels comprising some 2,400m² of building area.

Building Area 2,400m²


Town Planning

Zoning B6 -Enterprise Corridor

Floor Space Ratio 1.5:1

Height of Building 10 metres

Approval/s Sold without Development Approval

Parramatta Road Precinct The property is **not** located within a designated precinct under the Parramatta Road Urban Transformation Strategy.


Sale Detail

Sale Price \$13,003,000

Sale Date 31 May 2017

Sale Method Auction

Vendor The Presbyterian Church

Purchaser Private Investor

Tenant Vacant Possession


Analysis

\$psm Land \$6,195/m²

\$psm Bldg \$5,418/m²

\$/Room \$200,046/room

\$psm Permissible GFA \$4,130/m²