



PREMIUM INVESTMENT WITH E1 (COMMERCIAL/RETAIL) ZONING

Location and zoning are absolutely key and this property allows for multiple usages under its E1 (formally known as B1) zoning including but not limited to commercial, childcare centre, community facility, and retail and residential (shop top housing) with a height limit of 17m. With commanding 45m street frontage, a charming cottage, in-ground pool and shedding, the property will attract good rental income whilst anticipating a serious future investment return.

Enjoying an elevated position on a clear and arable 2782m² (5 lots) this outstanding investment opportunity is just 90m (approx.) from the new Vineyard Station.

Live just 5 minutes' walk from a direct line to Sydney and

2 2782.0m²

Price	Contact Agent
Property Type	Commercial
Property ID	524
Land Area	2,782 m ²

AGENT DETAILS

Alexandra Meadth - 0417 687 239

OFFICE DETAILS

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Brookhollow Avenue
Norwest, NSW, 2153
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connection to the Sydney Metro, 10 minutes' drive from Rouse Hill Town Centre, 15 minutes from Norwest Business Park, and 45 minutes from Sydney CBD.

02 8834 3200



Secure now and reap the rewards in the near future as this area continues to develop fast. With an upgrade to Vineyard Station imminent, this location offers a crucial link between the Hills, the Sydney Metro Northwest, the Western Suburbs, and Sydney.

In the Vineyard precinct this site offers an affordable investment for the astute buyer. These lots will be a valuable asset and important piece of the puzzle with only a handful of properties achieving this specialty zoning.

Enquire today to learn more about this solid investment opportunity with incredible potential.

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