



RED HOT! DA APPROVED DEC 2024 - 21 STUDIOS, HOUSE AND MORE

Unique and highly sort after Co Living Studio's.

- 21 Co Living Studios
- a 3-bedroom house suitable for co-working or office management
- 6 car spaces
- Desirable common areas, including Rooftop BBQ area, large common room and garden area
- Site area: 958.3 sqm

The Deco-style house, originally built in 1946, features a modest yet attractive facade that has been recognised as heritage-significant. The property has been fully restored and, although currently rented, is unoccupied and immediately available.

The attractive Deco Style development mirrors the Deco House style, but it is a separate structure to the house. This could enable the front to be occupied while the 5 Level Co living complex is built at the rear. The construction is simple, with no excavation required on a flat block and access to the rear is down the side of the house.

Strategically located along the Hume Highway in one of Sydney's fastest growing areas, this property is poised to see accelerating demand and value as the new Western Sydney International (Nancy-Bird Walton) Airport is scheduled to open to passengers in 2026. Situated adjacent to the M5 and M7 motorways, with a bus stop right outside providing quick

Price

Contact Agent

Property Details

Type	Commercial
Property Type	Offices
Area	152m2

access to Liverpool CBD, Westfield Shopping Centre, universities, and hospitals, this is an exceptionally well-connected location.

Co Living

The Co Living Boom is advancing across Australia after already being well established in the US and Europe. This relatively new asset class to Australia offers independent living, with each studio being self-contained and furnished. An ideal solution for Professionals, Students and those looking for convenient long stay accommodation without the hassle. The true attraction for developers and investors is that the Co living Asset Class brings a higher-than-normal returns that are relatively risk free, based on residential demand, in comparison to commercial enterprises and other residential assets. For Tenants, the convenience of moving in without the headache of organising utilities and furniture is just the first part. The real attraction is these high-quality studios will provide privacy while also be intentionally managed to develop a communal professional environment that encourages social interaction. Common areas, including roof-top and ground floor gardens with Kitchen, dining and lounge areas, and regular event managed activities for all to participate in, with an additional Co Working environment for entrepreneurs and satellite offices.

Key features include:

- DA for 21 Studio, the House and Parking, ready to build
- Newly Refurbished House ready for occupation
- Attractive Art Deco Style design
- Site area 958.3 sqm site (per survey)
- Fully appointed with amenities including a kitchenette, air conditioning, and 7 car parking spaces
- 3-phase power & NBN ready
- B6 Enterprise Corridor zoning allowing mixed residential and business uses
- Potential to utilise Building Envelope for an alternative commercial use, offices, medical, NDIS etc
- Capitalising on the Western Sydney's growth
- Ideal Owner-occupier, Builder, Developer or investment opportunity
- Prominent Hume Highway frontage just off the M5
- Easy access to Liverpool City, Uni's and Hospital
- Auction in February if not sold beforehand

For more information or to arrange an inspection, please call Deans Property today.

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