

# Raine&Horne® Commercial

STRATHFIELD SOUTH  
41-47 Punchbowl Road

270 sqm

Exceptional 2,798m<sup>2</sup> Development Site with DA Approvals  
for 122 Apartments & 119 Place Childcare w...

EOI Closing Friday 10th October 2025

Comprising three lots across 2,798m<sup>2</sup>\*, this high-profile corner site commands a prominent position at the intersection of Punchbowl Road and Water Street. Boasting immediate access to Belfield Shopping Village and exposure to approximately 30,000\* vehicles daily, the property offers unparalleled visibility, connectivity, and prominence in Sydney's evolving Inner West.

With Development Approvals already secured, the site presents a rare opportunity for developers and investors to deliver a landmark project. Approved plans include 122 residential units, a 119-place childcare centre with a Pre-commitment to lease the childcare centre at a commencing rent of \$654,500 per annum net + GST on a 15 x10 x 10-year lease to Little Lion Education, and a 73m<sup>2</sup> retail tenancy, offering a truly turnkey development in a highly sought-after location.

Key Features:

> DA approval for the construction of 122 residential units

Property ID	L36482713
Property Type	Land/Development
Building / Floor Area	270
Land Area	2798.0 sqm

AGENT

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> Approval for a 119-place Childcare Centre facility, with a pre-commitment to Little Lion Education on a 15-year lease with a further two options of 10 years, generating \$654,500 + GST annually

> DA approval for the construction of a 73m<sup>2</sup>\* commercial space

> Approved GFA of 10,935m<sup>2</sup>\*

> Favourable unit mix with 70% mix of two & three bedrooms

> Over 3 Basements with approvals for 143 car spaces

> Located in a blue-ribbon locale, just minutes from Burwood and Strathfield's leading schools, dining, cafés, and retail precincts, and only 20 minutes from Sydney CBD by car or public transport, this represents a rare, ready-to-go opportunity to deliver a landmark development in a high-demand area.

\*All areas, amounts and distances are approximate.