



LIVERPOOL 110-112 Moore Street & 64 Bathurst Street,

Gateway Development Opportunity

Expression of Interest

- 2,324m²* Corner Site
- Potential for 10:1.1[^] FSR
- MU1 Mixed Use Zoning

Colliers & Raine & Horne Commercial proudly presents a Significant Gateway Development Opportunity for sale through an expression of interest: a prime development site situated at the heart of Sydney's thriving third CBD. Positioned at the prominent junction of Bathurst and Moore Streets in Liverpool, this development site, zoned MU1 mixed-use, encompasses three separate lots with a combined area totalling 2,324m²*.

Boasting approximately 32 metres* of frontage along Moore Street and approximately 73 metres* along Bathurst Street, this corner location offers unparalleled visibility and access, also benefiting \$392,964 of holding income.

Under the existing Development Control Plan (DCP), there is the possibility of achieving a

Property ID	L26808193
Property Type	Land/Development

AGENT

Stefan Baudana

📞 0407 219 799

✉️ stefan.baudana@rhc.com.au

maximum Floor Space Ratio (FSR) of 10:1[^] in "Area 8" provided that the site area exceeds 1,500 square meters and has two or more street frontages. The site under these guidelines yield approximately 22,000m² of Gross Floor Area (GFA) for a versatile combination of commercial, retail, and residential mixed-use projects. This presents an exceptional opportunity for developers to secure a prime CBD development site in a rapidly expanding region, addressing the pressing need for housing and meeting the growing demand for property supply in Sydney.

110-112 Moore Street & 64 Bathurst Street, Liverpool, is available for sale via expression of interest.

For more information or to book an inspection please contact Raine & Horne Commercial Liverpool on 9600 7666.

*Approx.

[^]Subject to council approval.