



KOGARAH
57 Regent Street

300 sqm

3 

Block of Four Units in R4 High Density Zoning

Sold

Raine & Horne Commercial Parramatta is pleased to present this Whole Block of Four Units to the market for sale via Auction.

This property is a two-level, full brick constructed residential block of units on One (1) Title comprising 2x2 bedroom and 2x1 bedroom apartments. Prominently positioned on a high profile corner of Regent and Gladstone Streets & boasting two street frontages, the property is within close proximity to the St George Health Precinct, Private & Public schools (700m*) and the Illawarra Train Line (Kogarah Railway station (325m*)).

This is an ideal opportunity for the astute investor wanting a steady and passive income stream or developer looking to strategically landbank.


PROPERTY HIGHLIGHTS:

- Land Area: 313 sqm*
- Unit Mix: 2 x 2 Bedroom & 2 x 1 Bedroom Units

Property ID	L22009522
Property Type	Land/Development
Building / Floor Area	300
Car Spaces	3
Land Area	313.0 sqm

AGENT

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- One (1) Title
- Projected Gross passing income \$98,800 per annum (as of Dec 2023)
- Zoning: R4 High Density
- FSR: 4:1
- HOB: 33m*
- Secure passive investment with future development upside
- Walking distance to an abundance of recreational, retail, medical and educational facilities

Construction of St George Hospital Stage 3 costing \$411million commenced in June 2023

There is also an opportunity to purchase neighbouring 59 Regent Street, adding an extra 286sqm* of land area.

Call the exclusive agents now for an immediate inspection or to get more information on this rare investment sale opportunity.

The property will be offered for sale In-Rooms at Auctionworks, Mezzanine, 50 Margaret Street, Sydney, to be held on Thursday, 30 November 2023 at 10.30am

*(approx)

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