

Raine&Horne® Commercial

PARRAMATTA
22 Noller Parade

127 sqm

4 

Rezoned Waterfront Residential Development Site

Auction

A rare opportunity to secure Parramatta's only available waterfront residential redevelopment site. 22 Noller Parade combines an irreplaceable riverfront position, natural tranquility, and strong planning momentum within one of Sydney's fastest-evolving growth corridors.

Occupying a 908 sqm* freehold corner parcel (Lot 1 DP 35895) with dual frontage to Noller Parade and Alfred Street, the property has been rezoned to R4 High Density Residential with an FSR of 1.5:1 and height limit of 17 m*. Its elevated, north-facing setting offers sweeping green and water views, ideally suited for a variety of end use redevelopments (STCA):

- Multistorey apartment building
- Duplexes
- Townhouses
- Attached dwellings

Property ID	L37075973
Property Type	Land/Development
Building / Floor Area	127
Car Spaces	4
Land Area	908.0 sqm

AGENT

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The site benefits from an approved Planning Proposal and VPA indicating Council's support for a five-storey residential redevelopment with basement parking-providing a clear design precedent and taking much of the guesswork out of planning for developers and owner-builders ready to act.

Under SEPP (Housing) 2021, projects delivering 10-15 % affordable housing may qualify for 20-30 % uplifts in FSR and height-enhancing yield potential and future returns.

Strategically positioned between Parramatta CBD and Rosehill, the site offers exceptional connectivity while benefiting from its peaceful riverside location. The combination of green space, water outlook, and urban convenience ensures superior lifestyle appeal-helping drive resale value and profitability for the end development.

Location Highlights

- Light Rail (Tramway Ave Station) – 50 m* – Immediate access to the Parramatta Light Rail Stage 1 corridor.
- Rosehill Shopping Centre – 400 m* – Local retail amenity and daily-needs convenience.
- Parramatta Wharf – 800 m* – Riverside ferry connection to Sydney CBD.
- Parramatta CBD – 800 m* – Employment, dining, and entertainment hub.
- UWS Campus – 8-min light rail ride – Growing education and research precinct.
- Rosehill Gardens Racecourse – 2-min light rail ride – Lifestyle and event anchor.
- Parramatta Public & Macarthur Girls High Schools – 800 m* – Established education catchment.
- Parramatta Square – 1.2 km* – \$3.2 billion mixed-use CBD redevelopment.
- Westfield Parramatta & Transport Interchange – 1.3 km* – Major retail and transit hub.
- Encircled by Robin Thomas Reserve, Queens Wharf Park, Escarpment Boardwalk and Baludarri Wetland – Direct access to green corridors and waterfront amenity.

Key Highlights

- Council-endorsed VPA for a 5-storey multistorey apartment scheme with basement parking.
- 908 sqm* freehold corner site with dual frontages.
- R4 High Density Residential zoning

FSR 1.5:1

Height 17 m*.

- 20-30 % uplift potential via SEPP (Housing) 2021 with affordable housing component.
- Holding income from existing tenancy.
- Waterfront and parkland views enhancing buyer appeal and end value.
- Highly connected location within a fast-transforming residential precinct.

Auction Details

Date: Thursday 27 November 2025

Time: 10:30 am (AEDT)

Event: Raine & Horne Commercial National Auction Event

Venue: Margaret Street Auction Rooms & Online

Contact the exclusive selling agents:

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*Approximate