

497-513 NEPEAN HIGHWAY, BRIGHTON EAST



**INVESTMENT WITH HUGE EXPOSURE &
FUTURE DEVELOPMENT POTENTIAL**



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INVESTMENT WITH HUGE EXPOSURE & FUTURE DEVELOPMENT POTENTIAL

- Significant 56 m frontage to Nepean Highway
- Land : 2,565 sqm approx
- Zoning : Commercial 1
- Part Leased Part Vacant
- Bayside Adopted Amendment C126 Preferred Building Height 4 Storeys (13.5 metres)
- Adjoins Hurlingham Park
- 500 m to Bay Street
- Current income \$306,000 pa
- Plus Vacant Showroom of 962 sqm
- Rare Opportunity to purchase on Nepean Highway in Brighton East

BRIGHTON BEACH

CBD

HAMPTON ST

BAY ST

UNION ST

NEPEAN HWY

Indicative Property Outline

FOR SALE BY EXPRESSION OF INTEREST
CLOSING TUESDAY 18 AUGUST AT 4:00 PM

**SUTHERLAND
FARRELLY**

Paul Farrelly

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Particulars herein are for information only and do not constitute any representation by the Vendor or the Agents. All stated dimensions and areas are approximate. Interested parties are requested to take such action as is necessary to satisfy themselves on any pertinent matters.