

CGI RENDER



## RED HOT! DA APPROVED - 21 STUDIOS, HOUSE & MORE

This is a rare opportunity to invest in a highly sought-after, DA-approved co-living development that meets the growing demand for quality professional accommodation. Situated along the Hume Highway in one of Sydney's fastest-growing areas, this property is strategically positioned to capitalize on the rapid expansion of Western Sydney.

The development features an attractive Art Deco style that complements the refurbished 3-bedroom house, which could accommodate your business while you build at the rear. The separate new structure at the back requires no excavation, and the level ground enables easy, fast construction.

Each private studio is equipped with a kitchen and bathroom, and most are approved to accommodate two tenants. The communal spaces, including kitchens, BBQs, gardens, and lounge areas, foster a conducive environment for long-term tenancies and community appeal. This goes beyond just affordable housing, offering a desirable asset class that is well-established in the US and Europe.

Boasting exceptional connectivity, the property is located adjacent to major motorways with a bus stop at the doorstep, providing quick access to Liverpool CBD, Westfield, universities, hospitals, and the new Moorebank logistics precinct. This exceptional accessibility, combined with the potential for supplementary income through AIRBNB, co-working,

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Healthcare
Area	958m2

corporate letting, community events, and NDIS applicants, makes this a sound, risk-averse investment opportunity.

Key features include:

- DA Approved for 21 Studios & 6 car spaces
- Refurbished 3-bedroom house ready to occupy
- Run your business while you develop at the rear
- Proven Cashflow machine with supplementary income
- Attractive Art Deco style
- Easy, level ground development, no excavation
- Broad demand from professionals, downsizers, NDIS, corporate tenants, students and whole building operators
- Ideal for an owner-occupier, builder, or investor

For more information or to arrange an inspection, please call Deans Property today.

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