



## TENANTED INVESTMENT IN HIGH PROFILE LOCATION

Sold  
\$2,530,000  
Sold: Mon 16-Aug-21

Showrooms/Bulky Goods • Retail • Industrial/Warehouse

11/19 Victoria Avenue, Castle Hill, NSW 2154

### Floor Area:

408 m<sup>2</sup>



## Property Description

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Tenanted investment located on busy Victoria Avenue in the Castle Hill Trading Zone.

The property is located close to the Castle Hill Metro Station and the zoning is currently a "deferred matter." This means that the planning controls are under review as the NSW government considers a new master plan for properties close to the metro station. The property has existing use rights under the "B5" zoning which allows for a variety of uses including specialised retail premises.

The property is currently leased to the Uniting Church in Australia Property Trust who operates Lifeline Shops. The shops operate to raise money and provide support through Lifeline.

We rarely see the opportunity to purchase this type of property on Victoria Avenue. This is a great investment offering a secure income and fantastic growth potential.

### Lease details:

Tenant: The Uniting Church In Australia Property Trust (LifeLine)

Rent: \$120,000 pa GROSS + GST

Outgoings: Included in rent (estimate = \$15,540 + GST)

Lease expiry: 30 September 2023

Bond: \$33,000

### Auction Details:

AuctionNow - Online

4 August 2021

11AM

To register to bid or to view the auction, please use the following link

<https://auctionnow.com.au/properties/72557...>

## Additional Details

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### Tenure Type

Tenanted  
Investment

### Car Spaces

11

### Zoning

B5 - Business  
Development

11/19 Victoria Avenue, Castle Hill, NSW 2154



**Erin McNamara**

0411277999

**Brett Beazley**

0414276162

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**Norwest Commercial & Industrial - Baulkham Hills**

5/38 Brookhollow Avenue Norwest Business Park, Norwest NSW...