



LARGE SCALE MIXED USE MULTIGENERATIONAL DEVELOPMENT SITE WITH

For Sale
Please contact agent

Industrial/Warehouse • Land/Development

17-21 Longfield Street, Cabramatta, NSW 2166

Floor Area:

15,103 m²

Land Area:

3.97ha (9.81 acres) (approx)



Property Description

- **Site area: 3.9672 hectares**
- **Total NLA: 15,103 m² approx.**
- **Floor Space Ratio: 2:1**

Colliers and Savills are pleased to exclusively present "The Circle" Cabramatta, one of the largest mixed-use development opportunities in Sydney South West, located in one of the most thriving locations of South West Sydney coming to the market for the first time in over 20 years!

"The Circle" Cabramatta, known as 17-21 Longfield Street, presents an extraordinarily rare and substantial land holding of 39,672m² (3.967 hectares) positioned between Longfield and Chadderton Streets within the fast-expanding CBD of Cabramatta, Fairfield Local Government Area of Sydney South West growth corridors.

The site benefits from its enormous scale, a proximity of 1.5 kilometres east of the main vibrant shopping centre hub of Cabramatta (known for its incredible dining experiences) and 800 metres to Cabramatta Railway Station and convenient access to surrounding suburbs via The Hume Highway and Cabramatta Road. The site is also within close proximity to Warwick Farm Racecourse (5 minutes by car) Liverpool Hospital (15 minutes by car) and Fairfield Hospital (20 minutes by car) approximately.

The site currently consists of 4 very functional industrial warehouses currently leased to 5 separate tenants for a total gross passing income of \$1,888,548.75 per annum. The property's valuable cash flow stability is enhanced by moderate near-term staggered rollover, allowing investors to capitalise on robust industrial leasing activity for further rental growth in the near future or start the development in stages immediately all whilst enjoying continued cash flow.

Investment highlights:

- Large Site area: 3.9672 hectares approx. over 2 lots...

Additional Details

Tenure Type

Tenanted
Investment

17-21 Longfield Street, Cabramatta, NSW 2166



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