



## Parramatta's most historical cottages | "Warders Cottages"

Offices • Medical/Consulting • Retail

3 Barrack Lane, Parramatta, NSW 2150

**Floor Area:** 135 m<sup>2</sup>

### Property Description

- **Significant Parramatta History**
- **1 secure onsite car space**
- **Owner occupy or investment**

Linking George and Macquarie Streets, Barrack Lane harks back to 1814 when Governor Macquarie's soldiers used it as a short cut from the military barracks to High (now George) Street. Barrack Lane is Parramatta's oldest lane and today serves as a key pedestrian route from the railway station to George Street.

Key property features include –

Significant Parramatta History  
Site area 183sqm  
Lettable area 135sqm  
1 secure onsite car space  
Torrens title freehold  
Fully refurbished and meticulously maintained  
Owner occupy or investment  
Single tenant or diversified income opportunities  
High rental income potential with growth opportunities  
Strategic Parramatta CBD location  
Ideal for SMSF

To be sold via expressions of interest closing 9 December 2016, if not sold

**Sold**

Contact Agent

Sold: Wed 14-Dec-16

### Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Car Spaces**  
1

**Zoning**  
B3 commercial core

**Parking Comments**  
1 secure onsite car space



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