

Sold



6-12 Dudley Street, Marrickville



## DEVELOPMENT SITE WITH GREAT INCOME!

This amazing 43 metre frontage development opportunity is located directly opposite Dulwich Hill train station, 300 metres from Dulwich Hill light rail, moments from all bus routes and less than 10km from Sydney CBD.

Conveniently located in the middle of the Inner West, this site is in a sought-after location with many eateries, shopping locations and parklands.

Council building guides for apartments are:

Zoning: Neighbourhood Centre

Land Size 157sqm (lot 6,8,10) & 308 sqm (lot 12)

Floor Space Ratio: 3:1 (lot 6,8,10) & 1.8:1 (lot 12)

Height: 23 metres (lot 6,8,10) & 17 metres (lot 12)

This development site is currently comprising of a residential home and a retail space.

The total income will be \$96,016.48 per annum plus soon to be increases.

Do not hesitate to enquire for further information.

Contact Ross Mournheis on 0419 171 469

<b>Price</b>	SOLD for \$2,700,000
<b>Property Type</b>	commercial
<b>Property ID</b>	530
<b>Land Area</b>	465 m2
<b>Floor Area</b>	465 m2

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville

Shop 5, 345 Illawarra Road Marrickville

NSW 2204

02 9558 0388

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**domain**  
property agents