



D.A Approved Development Site in Heart of Pendle Hill !!

3-5 Billabong Street, Pendle Hill

1162 sqm

Description

Great opportunity to secure this D.A approved Development site with 25 Apartments and commercial space in the heart of Pendle Hill, minutes walk from Pendle Hill shopping strip and train station.

Site Area:- 1162 Sqm (approx)

Project Mix :-

- + One Bedroom +Study apartments - 4
- + Two Bedroom apartments - 18
- + Three Bedroom apartments - 3
- + Retail/commercial on ground level : Area 254 Sqm which can be further divided in 4 retails .
- + Reputable established architect.
- + Simple cost effective and efficient design
- + Units are all good size by comparison to surrounding properties
- + No Affordable units.

Currently occupied by duplex and a house.

Words That Describe This Property



Location Map



Relevant Documents

Links

[Contract of Sale - 3-5 Billabong Street](#)

http://ls.liswebbooks.com.au/module_resources/pdf_module/5241/66_Contract.pdf

[3-5 Billabong Street Amended Application](#)

http://ls.liswebbooks.com.au/module_resources/pdf_module/5245/62_BillabongStPendleHill1to16RevDA-B-compressed11.pdf

Floor Plan 1

UNIT MIX + GROSS FLOOR AREA					GROSS FLOOR AREA	
	1 BEDROOM + STUDY	2 BEDROOM	3 BEDROOM			
GROUND FLOOR					338	
LEVEL 1	1	5	1		571	
LEVEL 2	1	5	1		571	
LEVEL 3	1	5	1		557	
LEVEL 4	1	3			301	
TOTAL OF UNIT TYPES	4	18	3		2338	TOTAL GFA
% OF TOTAL	17%	75%	13%			
TOTAL RESIDENTIAL UNITS	25					
TOTAL RETAIL UNITS	1					
SITE AREA	1162					
ALLOWABLE GFA	2342					
					TOTAL RETAIL AREA	254
					PARKING REQUIRED	
					RETAIL @ 1/ 20 SQ.M.	12.7 MIN
					4 x 1 BEDROOM @0.8 EACH	3.2 MIN
					18 X 2 BEDROOM @ 1 EACH	18
					3 X 3 BEDROOM @ 1.2 EACH	3.6 MIN
					VISITORS @ 0.2/DWELLING	5 MIN
					LOADING BAY	1
					CAR WASH BAY	1
					TOTAL	44.5 MIN INCLUDING 6 ACCESSIBLE SPACES
					PARKING PROVIDED	52 INCLUDING 6 ACCESSIBLE SPACES

Property Inclusions

Around The Area

- + Located in close proximity to Pendle Hill Train Station.
- + Shops and amenities close by.
- + Walking distance to local schools.
- + Parks nearby.

Surrounding Sales Evidence

Address		Beds	Baths	Cars	Sold Date	Size	Sold Price
1		0	0	0		0 sqm	\$

About Us

Laing+Simmons Seven Hills comes forward with an idea and an effort to serve and lead as an real estate agency for buying, selling and leasing in Seven Hills, Toongabbie, Old Toongabbie, Pemulway, Girraween and surrounding areas.

The Laing+Simmons Seven Hills team is led by a very experienced principal Sahil Sapra who has got a passion and a commitment to help and serve his clients with the best of his abilities. At our office we practise the mantra of "Keeping the needs of our clients first".

Staff at our office is energetic, target oriented, honest and well trained to keep up with the needs and expectations of our clients. The close knit team is extremely proud of its knowledge about the local areas and providing beyond the expected results.

Our Office is located at the corner of Best road and Prospect Highway, with ample of parking at the rear.