

# example REAL ESTATE





## Cronulla 46 Nicholson Parade

### Raw Development Site across from Gunnamatta Bay

RAW Site: Cronulla, Sutherland Shire

Level Walking Distance to Cronulla Beach and across from the picturesque Gunnamatta Bay

5 Titles, 5 Owners, SOLD in one line

Site Address: 46 Nicholson Parade, Cronulla

Site Area: 650 sqm

FSR: 1.5:1

Zoning: R4 High Density

Council: Sutherland Shire

Feasibility: 11 Luxury Units

Local Return on Sales: >\$16k/sqm - 20k/sqm

Etch Database Expressions of Interest Opened: May 2016

SOLD: June 2016

Price: \$4.7 million (\$427,000/unit)

Conjunction Sale with Allam Real Estate

ETCH is pleased to present on behalf of the vendors. A rare opportunity to secure a residential development site located in the exclusive region of Sydney's Sutherland Shire.

The Vendor has exclusively appointed ETCH to market the property for sale by an expression of interest campaign. The property offers the following attributes:

- Red Brick Corner Apartment, 5 Titles, SOLD in one line
- Site area of 650 sqm;
- RAW Site with an opportunity to develop in the famed Cronulla
- Rare offering within a popular location in Sydney's desirable Sutherland Shire
- Corner location with dual street frontage
- Walk to transport, shops, schools and local amenities, Cronulla is a strong residential market. This site offers an opportunity to capitalise on the current strong values and rates of sale.

Location Overview:

Blessed with Sydney's longest stretch of sand on one side and the pristine waterways of Port Hacking on the other, Cronulla is a stunning and relaxed coastal getaway. The area has something for everyone, beachside cafes and restaurants, surfing, snorkelling, fishing, shopping, bars, clubs and loads more. It's also the only beach in Sydney accessible by train.

Site Position:

Located across the road from Gunnamatta Bay perfect for parents with toddlers. It has large grassed areas, shade trees and a playground. This beautiful beach is on the river, and as such there are no waves in the enclosed swimming areas.

Sales Process:

The site was offered to purchase via a private Expressions of Interest process to Etch Real Estate database exclusively. An assessment of all expressions of interest received were made by the vendor and their advisers leading to the selection of one preferred party which entered into exclusive negotiations and exchange of contracts. The conduct of the sales process, the structure and terms of the proposed sale, the evaluation of proposals, and the continued participation of interested parties in the sale process is entirely at the discretion of the vendor and its advisers. The vendor reserves the right to vary the sales process at any time.

## Sold

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### Inspect

Inspection of this property is available strictly by arrangement only.

### Contact



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