

An aerial photograph of a residential neighborhood in Auburn, NSW. The image shows several multi-story apartment buildings and houses. A specific property, 22a Macquarie Road, is highlighted with an orange border. The property is a long, rectangular building with a flat roof and a small green lawn in front. The surrounding area includes other residential buildings, trees, and a road with a roundabout.

**RENTBUY**  
real estate

**22a MACQUARIE ROAD** AUBURN NSW 2144

An aerial photograph of a suburban area. In the upper left, a large green oval field is labeled 'AUBURN PARK'. To its right, a school building is labeled 'AUBURN GIRLS HIGH SCHOOL'. Below the park, a red rectangular outline highlights a specific residential area consisting of several brick houses. The surrounding area is filled with other houses, streets, and trees.

AUBURN PARK

AUBURN GIRLS HIGH SCHOOL

# RENTBUY

real estate



**Abraham A. Hussein**

0416 777 770  
[abraham@rentbuy.com](mailto:abraham@rentbuy.com)



**Bill Hussein**

0410 099 965  
[bill@rentbuy.com](mailto:bill@rentbuy.com)

**P: 02 9749 1113**

**4 Auburn Road, Auburn NSW 2144, Australia**

## EXECUTIVE SUMMARY

### ADDRESS

22a Macquarie Road, Auburn NSW 2144

### TITLE DETAILS

Lot 1 - 12 / SP 10673

### LOCATION

The subject site is located in close proximity to local shops, schools restaurants and train station. Auburn is centrally located in Sydney making it very easy to access all Sydney has to offer.

### PROPERTY DESCRIPTION

The Subject site is made up of 12 strata title units.

### SITE AREA

1012 sqm

### LOCAL GOVERNMENT AREA

Cumberland Council

### PLANNING ZONING

R4 High Density Residential

### METHOD OF SALE

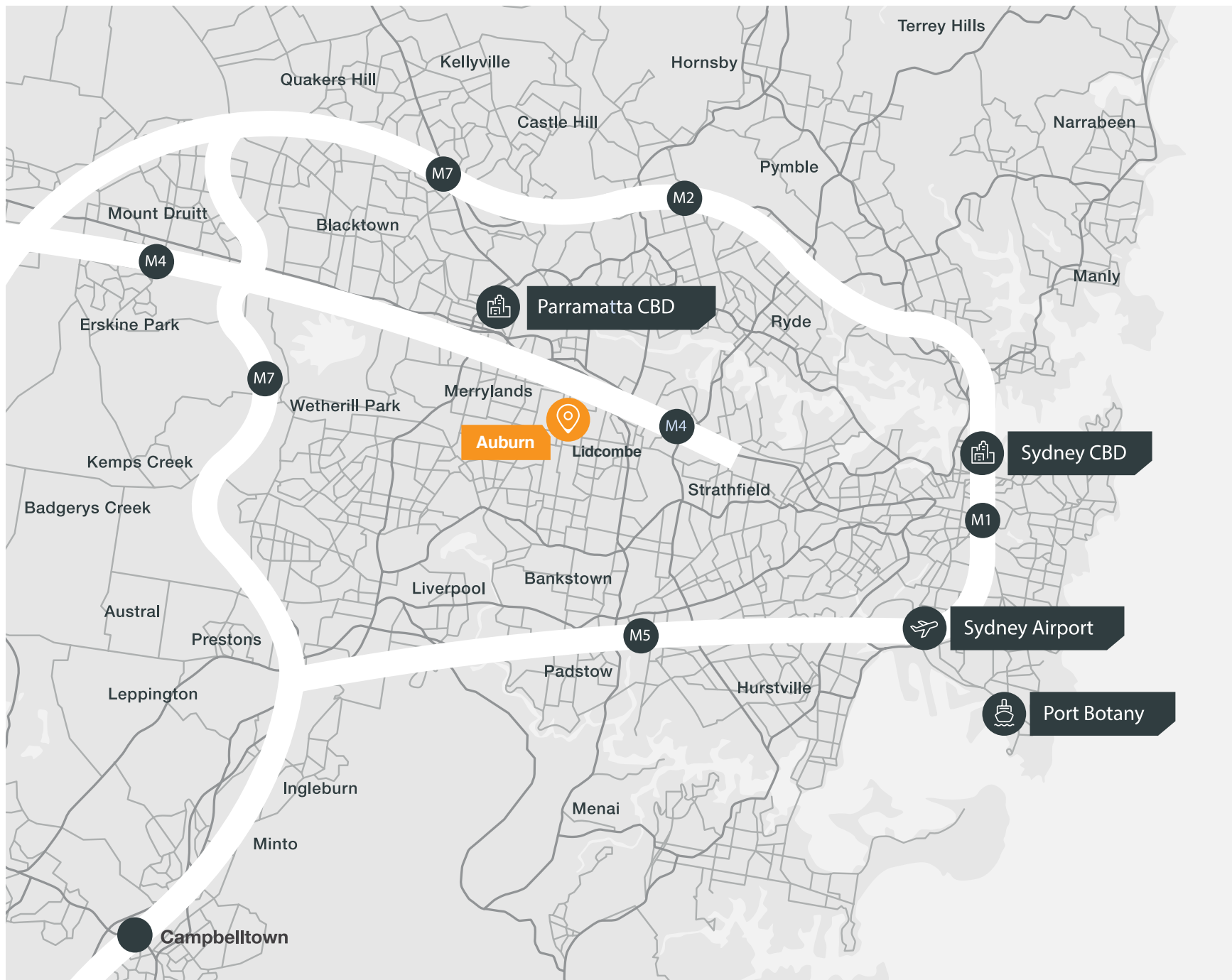
Online Auction @ 12pm, on Saturday 23rd of October 2021

### OUTGOINGS (approx.)

Land Tax	\$25,000 - \$30,000 p.a.
Water Rates	\$8,850 p.a. (Service) / \$8,300 p.a. (Usage)
Council Rates	\$11,220 p.a.

### RENTAL (approx.)

Rental of \$214,000 p.a.



**21km**

Sydney Airport

**19.3km**

Sydney CBD

**6.5km**

Parramatta



## BLOCK OF 12 UNITS FOR SALE

This Strata Titled block of 12 apartments is being offered to the market in one line of sale. There are 10 x 3 bedrooms and 2 x 2 bedrooms. This is a rare opportunity for astute investors or potentially developers keen on R4 Zoning under Cumberland Council LEP 2010.

This is a well-maintained block of units with a healthy size of land. Offering approximately 15.09m frontage X 67.09m length to give a grand total of 1012sqm parcel of land.

All units are tenanted providing a healthy rental income with potential for future growth.

Prime position within a short walking distance to Auburn Station and train to CBD. Close proximity to public primary and high schools, park, transport and a short drive to M4.

Easy access to other suburbs including Lidcombe, Granville, Parramatta and Bankstown.

### Also Featuring:

- Strata Titled
- 10 x 3 bedrooms
- 2 x 2 bedrooms
- 10 car spaces including 6 carports
- 16 Balcony's
- 12 Bathroom's
- Common Laundries

Do not miss out on this golden opportunity to enter Auburn's vibrant property market. Call now to book an inspection.

Inspect:

Auction Online:

By Appointment Only

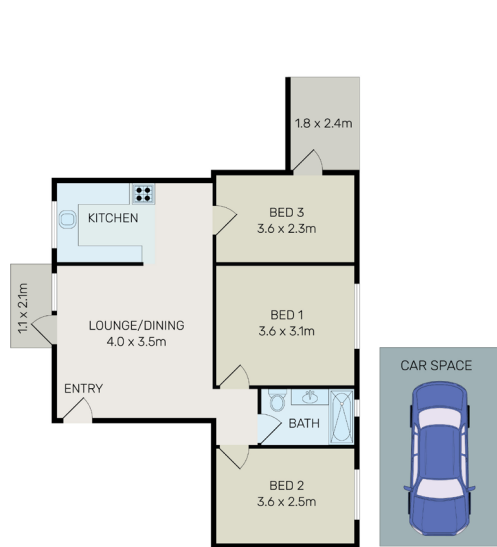
Saturday 23rd of October 2021 @ 12pm.

**For all enquiries, please call Bill 0410 099 965 or Abraham 0416 777 770.**

**PLEASE TAKE NOTE: FACE MASKS MANDATORY FOR ALL ATTENDEES, NO MASK NO ENTRY. LIMIT OF 1 PERSON PER VIEWING ANY ONE TIME.**

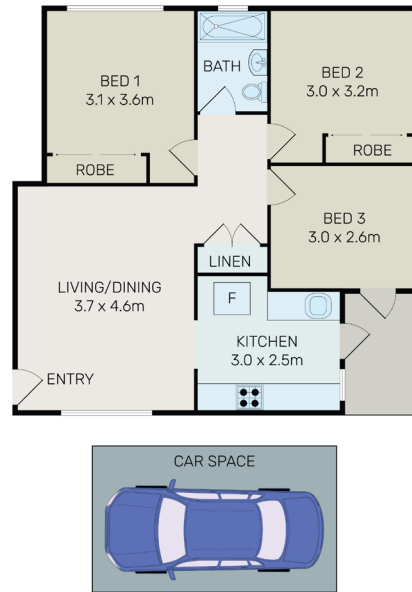
"Rent Buy Real Estate Auburn, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."





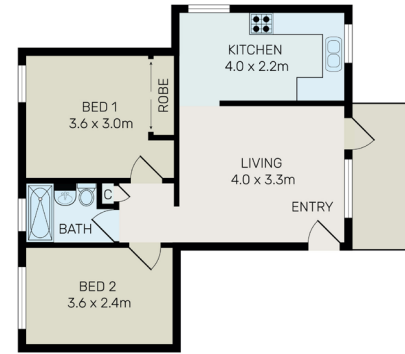
0 1 2 3 4 5  
All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

3/22A Macquarie Road, Auburn



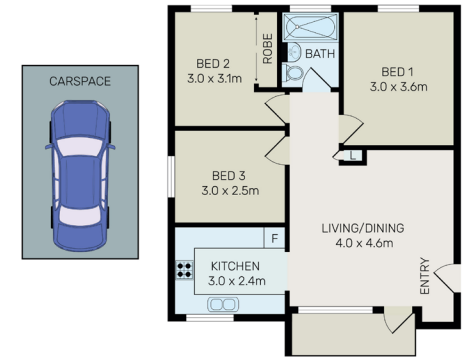
0 1 2 3 4 5  
All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

4/22A Macquarie Road, Auburn



0 1 2 3 4 5  
All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

8/22A Macquarie Road Auburn



0 1 2 3 4 5  
All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

9/22A Macquarie Road Auburn





rentbuy.com | 02 9749 1113