

Properties For Sale



1/23-27 Lydbrook Street, Westmead

- Ground floor position with a great sized courtyard
- Master bedroom with ensuite
- Internal laundry, single lock-up garage & off street parking
- Perfect opportunity for first homebuyers & investors alike

<http://ranw.com.au/residential-for-sale/0000354769.html>

For more information please contact:

Simar Gill 0450 690 054
simar@ranw.com.au



4/227-231 Targo Road, Girraween

- 2 bedroom unit, main with built-in
- Spacious living & dining that flows onto a balcony
- Internal laundry, air-conditioning & lock up garage

<http://ranw.com.au/residential-for-sale/0000356939.html>

For more information please contact:

Lilly Protic 0415 551 561
lilly@ranw.com.au



40 Ross Street, North Parramatta

Auction 16th December 2017 @ 3.00 pm

- 3 bedroom, 1 bathroom & single garage
- Land Size: 626 sqm with 15.2 metre frontage (approx.)
- R3 Medium Density Zoning

<http://ranw.com.au/residential-for-sale/0000357595.html>

For more information please contact:

Telly Poulos 0411 341 913
telly@ranw.com.au

Recent Sales



3 Charles Street, Granville

- 3 bedrooms with 2 original fireplaces
- Spacious lounge room with fireplace
- Original & functional kitchen with meals area
- Child friendly rear yard

<http://www.ranw.com.au/residential-for-sale/0000348455.html>

For more information please contact:

Alfredo De Assis 0422 399 541

alfredo@ranw.com.au

Retail Opportunity



Quality Retail Investment - PARRAMATTA CBD

- Well established & secure retail investment
- Modern retail premises / air conditioned
- Bike shop tenant with over 20 years industry experience
- Long lease term: 3 years x 3 years x 3 years
- \$52,868.51 pa nett
- Tenant pays 100% of outgoings
- 1 tandem security car space plus 10m2 storage cage
- 211m2 nett lettable area approx. – wide street frontage

<http://www.ranw.com.au/commercial-for-sale/0000347059.html>

For more information please contact:

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walid@ranw.com.au

Parramatta's Aspire Tower to Convert Bedrooms to Boardroom



PARRAMATTA will no longer lay claim to Sydney's tallest residential building with Walker Corporation scrapping its plans for the Aspire Tower. At an extraordinary Council meeting on Tuesday night, Councillors supported an option allowing Walker Corporation to explore a commercial tower instead of the planned residential and hotel building.

Once built, the 243m-tower will be Sydney's third tallest commercial building, behind Chifley Tower at 244m and Citigroup Centre at 243m in Sydney CBD. The commercial option comes with strict conditions handed down by Council including securing a pre-committed tenant for 50 per cent of the building and maintain the building's 55-storey height and architectural presence as a key building within the \$2 billion Parramatta Square urban renewal precinct.

The building also has a new look, created by Johnson Pilton Walker (JPW). JPW also designed the twin towers at 4 and 6 Parramatta Square, and the Aspire development will now link to the buildings. David Borger, Western Sydney director of the Sydney Business Chamber, said the change was a "vote of confidence" for Parramatta's commercial market.

"This is the first time in recent memory that housing is making way for jobs and great news for Western Sydney residents," he said. Parramatta Lord Mayor Andrew Wilson said the decision recognised the need to satisfy a groundswell of demand for commercial space. "This is a sensible approach to considering the best use of this building for Parramatta's long-term economic health and prosperity," Cr Wilson said.

An economic study commissioned by Council earlier this year found the additional commercial space would create an extra 10,000 jobs, resulting in an estimated \$31.6 million in retail expenditure in the Parramatta CBD — \$19.2 million more every year than would be generated by residents and workers under the current residential scheme for 8 Parramatta Square. Tenants on Parramatta Square already include Western Sydney University, PricewaterhouseCoopers, and Sydney Water, National Australia Bank, the NSW Department of Planning and Environment, the NSW Office of Environment and Heritage, the Environment Protection Authority and NSW Department of Finance, Services and Innovation have also committed to leasing 3 and 4 Parramatta Square. The twin towers are expected to be completed in 2019 and 2020, with construction beginning this month.

Maryanne Taouk, Parramatta Advertiser November 22, 2017 10:56am

Article: <https://www.buildsydney.com/parramatta-council-chambers-civic-centre-psq5-da/>

***Wishing you a Merry Christmas and a happy, safe and peaceful
New Year from all the team at R & W Parramatta.
Our office will be closed from close of business Friday 22nd December 2017
and re-opening 9.00 am Monday 8th January, 2018***

RICHARDSON & WRENCH PARRAMATTA – Contact Us:

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