



SITE: 4 Harvey Avenue & 15, 17, 19, 21 Dredge Avenue, Moorebank

SITE ZONE: R4

HOB: 12m

FSR: .75

TOTAL SITE AREA: 3,767m²

SALE PROCESS: For Sale by EOI
Closing: 4:00pm, Friday 2 March, 2018

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MOOREBANK'S NEW IDENTITY UNLOCKS MAJOR OPPORTUNITIES

This site has development potential of 12m height limit (STCA), totalling 3,767m² with two street frontages. It is located within minutes of local Shopping Centre and amenities.

Now is the time for developers and investors to secure the opportunity to benefit from the full force of Moorebank's upside in the future. These are the upcoming future entertainment and recreational precincts, and infrastructure upgrades:

- + Georges River retail & restaurant precinct to transform the area into a mixed-use region.
- + Riverside Stables includes luxury hotel & hospitality facilities.
- + University of Wollongong – Liverpool Campus & Western Sydney University – Liverpool Campus to expand higher education opportunities and drive economic development.
- + Western Sydney Airport at Badgerys Creek is projected to bring in 31,000 jobs, as well as provide domestic and international connections.
- + Moorebank Marina will be a first-class recreational area & entertainment centre.
- + Heathcote Road upgrade will better connect Sydney's southern suburbs to the south-west's motorway network, and make Holsworthy train station more accessible.

Development sites like the corner of Harvey and Dredge Avenue are already scarce and with the surge in infrastructure projects, they will only become more rare.