



SITE: 4 Harvey Avenue & 15 Dredge Avenue, Moorebank NSW 2170

TOTAL SITE AREA: 1,398m²

SITE ZONE: R4 - High Density Residential

HEIGHT OF BUILDING: 12m

FLOOR SPACE RATIO: 0.75:1

LOCAL COUNCIL: Liverpool City Council

SALE PROCESS: For Sale Price Guide \$1,600,000 - \$1,800,000

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MOOREBANK'S NEW IDENTITY UNLOCKS MAJOR OPPORTUNITIES

Dubbed "the south-west playground by the Georges River", this development site has potential for townhouses, with two street frontages. It is conveniently located to public transport, shopping centres, hospitals, schools, universities, parklands and open spaces. Located within 10 minutes of the development site is: Moorebank Shopping Centre, Liverpool City Centre, Westfield Liverpool, and Liverpool Train Station.

Upcoming future entertainment and recreational precincts, and infrastructure upgrades are:

- + Georges River retail & restaurant precinct to transform the area into a mixed-use region.
- + 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.
- + 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. 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.