



## 54-56 Joseph Street Lidcombe, NSW

### D. A. Approval site in the heart of Lidcombe

This exceptionally well-located site represents an outstanding opportunity to build a brand-new development in the inner west's fast growing property market.

Complete with DA approved architect plans for a 10-storey 48 apartment complex with street level 2 retail spaces and basement parking, these two adjoining properties offer developers enormous scope to create a designer lifestyle address within the vibrant Lidcombe precinct.

All planning approval and expenses have been taken care of and demolition is now ready to commence.

- A prime position that's located right in the heart of Lidcombe
- Approved residential/commercial development with architect plans available
- DA approval for a designer complex of 48 units and 2 retail outlets
- Three-level basement car park and security lift access to each floor
- A choice of 1, 2 and 3-bedroom units, each with private balconies
- The existing properties are currently in good lettable condition
- Both properties are currently tenanted and earning immediate income
- Easy walking distance to the train station, and major shopping amenities

Agent: Lambros Markessinis 0407 788 777 - Time Realty  
Co-Agent: Victor Soo 0411 819 899 - Massive Link Properties

**Price:** For Sale \$8,500,000 | Time Realty  
**Council Rates:** \$2,620.00 p/q  
**Water Rates:** \$147.00 p/q

**Lambros Markessinis Time Realty**

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