



## 19 Hume Highway Greenacre, NSW

### Location Excellence Unleashed

Welcome to an unparalleled development site, strategically positioned at the intersection of Hume Highway and Margaret Street, offering an exceptional opportunity for future development or investment. This prime piece of real estate, encompassing a generous 1,643 sqm (approx.), boasts a corner block configuration, providing the advantage of dual street frontage for heightened exposure and accessibility.

The site's location is nothing short of ideal, enjoying a convenient setting that seamlessly integrates with the local community. Residents and businesses alike will appreciate the ease of access to nearby amenities, transportation options, parks, schools, and retail establishments.

Currently leased out for \$180,000 (approx.) net annually with a 3x3x3 lease. Its unique commercial and development potential, subject to council approval, opens up a myriad of possibilities for prospective investors or developers looking to make their mark in this thriving locale.

In summary, this corner block presents an unparalleled opportunity for those seeking a well-located, versatile development site. I...

- Located at the intersection of Hume Highway and Margaret Street
- Exceptional future development or investment opportunity
- Corner block ? set on 1,643 sqm (approx.)
- Convenient, corner setting with 2 street frontage
- Currently ? leased with a return of \$180,000 (approx.) net annually
- Tenanted with a 3x3x3 Lease
- Unique commercial & development opportunity (STCA)
- Zoning B1 - Neighbourhood Centre

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

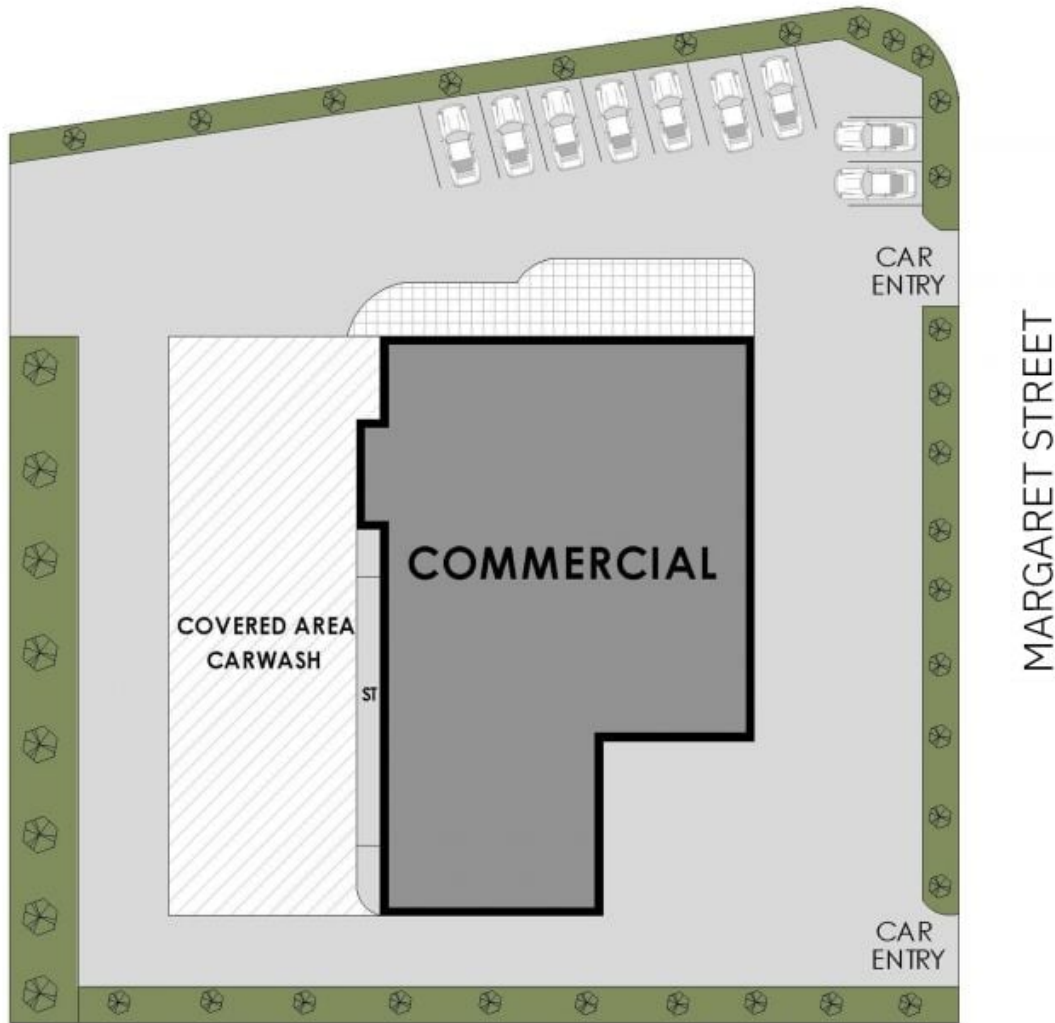
**Price:**

For Sale \$5,500,000 | Time Realty

**Lambros Markessinis**

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HUME HIGHWAY



SITE PLAN

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



19 Hume Highway  
GREENACRE

EST — 1979  
**time**