



## 3 Secant Street Liverpool, NSW

### Prime Development Site Opposite Westfield

This property offers an exceptional opportunity for investors and developers alike. Spanning a generous total site area of 676.6 square meters, the property boasts the rare advantage of dual street frontage, enhancing both accessibility and visibility. Zoned MU1 Mixed Use, the site opens up a wide array of potential residential and commercial development possibilities, including options for a childcare facility, medical center, or other community-oriented services.

Situated directly opposite the bustling Westfield Shopping Centre, this location is a shopper's paradise. The convenience continues with easy access to Liverpool Station and nearby bus transport, making commuting a breeze. The property is also surrounded by a vibrant mix of popular cafes, restaurants, schools, hospitals, and recreational facilities, providing a well-rounded lifestyle for future residents or clients.

Being within walking distance to the Liverpool Central Business District further enhances its appeal, placing future developments right in the heart of the action. This golden opportunity offers endless potential...

- Total Site Area ? 676.6 sqm (approx.)
- Dual street frontage
- Zoned MU1 Mixed Use
- Range of potential residential development possibilities
- Directly opposite Westfield Shopping Centre
- Walking distance to the Liverpool Station and bus stops
- Close proximity to cafes, restaurants, schools, hospital & medical centres
- Within walking to the Liverpool CBD

**Price:** Price Guide \$3,100,000 | Time Realty  
**Water Rates:** \$172.00 p/q

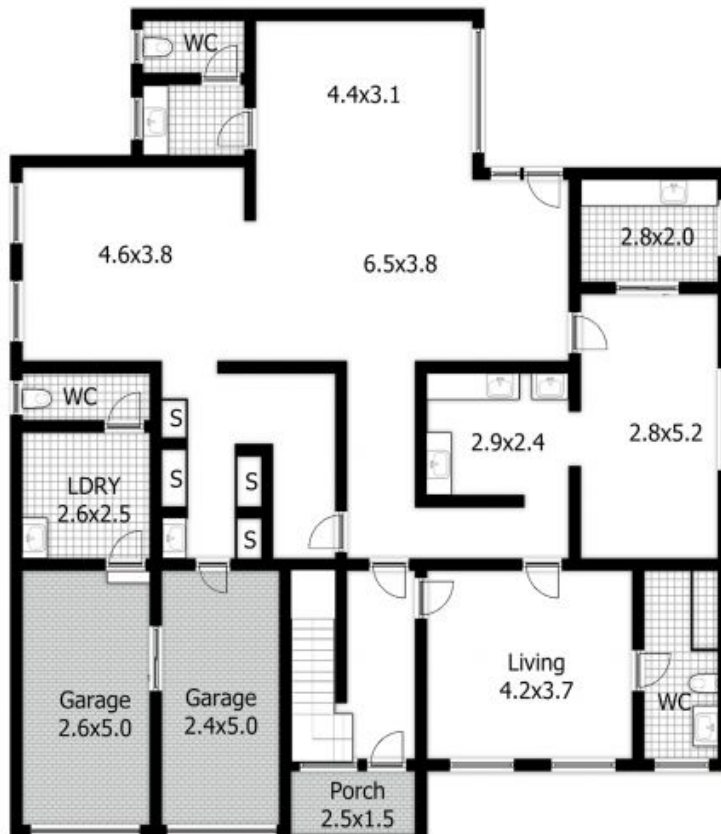
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0407 788 777

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FIRST FLOOR



GROUND FLOOR

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

3 Secant St  
LIVERPOOL

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