

# Laing+Simmons | Kingsford

153 -157 Anzac Parade Kensington

## APPROVED DEVELOPMENT SITE



Artist Impression



For Sale by Expressions of Interest

Laing+Simmons | Kingsford

Agency 9663 0611 | [lskk.com.au](http://lskk.com.au)

## +THE SITE

### 153 – 157 Anzac Parade Kensington

Laing + Simmons Kingsford are proud to offer for sale this approved mixed residential/ commercial development site with a prominent frontage to Anzac Parade. This amazing site has Randwick Council Consent for the construction of 31 apartments and 4 commercial spaces all with mezzanine areas. This inspired McGregor Westlake design allows for a 7 storey construction with an impressive schedule of apartments and commercial lots.

## +THE LOCATION

153 – 157 Anzac Parade Kensington is located on this prominent corner intersection with Addison Street and is within close proximity of University of New South Wales, Prince of Wales Hospital. Proposed light rail corridor, eastern beaches and Centennial parklands. A strong investor attraction to the site development is virtually assured.



### Current Improvements

153 – 155 Anzac Parade Kensington  
3 storey block of 6 x 2 bedroom sunroom strata title home units  
Units 1 – 6  
Lots 1 – 6 SP 54201  
G.A.R \$150,020 (on a fully let basis)



### 157 Anzac Parade Kensington

Lot 3 DP 314290  
Single level freestanding structure  
Professional medical, dental suites & showroom  
Off street parking via Addison Street  
GAR Estimated \$160,000 (On a fully let basis)  
Total site GAR (Estimated) \$310,000 (approx)



### Details at a glance

Consent reference	DA/900/2014
Date of Determination	1 December 2015
Land Area	760sqm (approx)



### Approved Development Mix

21 X 1 bedroom apartments  
8 X 2 bedroom apartments  
2 X 3 bedroom penthouses  
4 X commercial lots (with mezzanine levels)  
Seven levels plus basement parking



Copy of approved plans and conditions and Contracts for sale are available on written request to [nick@lskk.com.au](mailto:nick@lskk.com.au)



## +LOCALE

Perfectly positioned on the corner of Anzac Parade and Addison Street Kensington in the heart of a strong infrastructure of shopping, learning and lifestyle and within the catchment area for the UNSW and Prince of Wales Hospital complex, this proposed development offering a mixture of 1, 2 & 3 bedroom apartments and 4 commercial/professional spaces will give easy access to the South East Light rail link from CBD to Kingsford and Randwick.

The Kensington shopping district offers a mixture of major retailers such as Peters of Kensington, Supa-Centre at Moore Park and boutique shops and cafes.

A number of internationally renowned golf courses are also situated within short distances of the site.





## +FOR SALE

By Expressions of Interest

**153-157 Anzac Parade Kensington**

This is a once in a lifetime opportunity to acquire a blue ribbon site on an arterial growth corridor linking Sydney's CBD to the south eastern suburbs. Major tertiary learning and hospital institutions are within easy access.

This prime offering has the added appeal of existing development approvals.

Contact Laing + Simmons Kingsford for further information.

## +AGENTS

Nicholas Efrossynis  
**0418 223 906**

[nick@lskk.com.au](mailto:nick@lskk.com.au)

Tass Evengiou  
**0418 679 376**

[tass@lskk.com.au](mailto:tass@lskk.com.au)