

### Feature Properties



#### **26 & 28 Railway Terrace, Granville**

**AUCTION: 11<sup>th</sup> July 2016**

- R4 high density residential zoning (Cumberland Council)
- Exceptional opportunity for investors/developers to capitalise
- Wonderful opportunity to land bank or develop
- In close proximity to parklands, shops, schools and transport

<http://www.ranw.com.au/residential-for-sale/0000302746.html>

<http://www.ranw.com.au/residential-for-sale/0000302772.html>

**For more information please contact:**

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#### **102 Macarthur Street, North Parramatta**

**AUCTION: 9<sup>th</sup> July 2016**

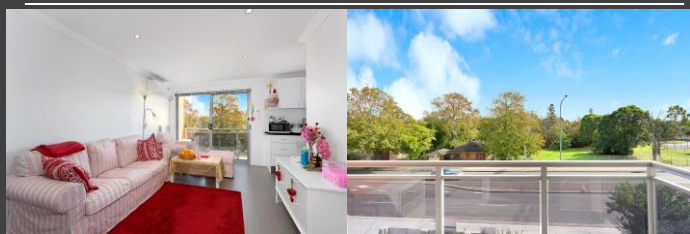
- Unparalleled opportunity to further capitalise on this parcel of land approximately 644sqm.
- North/West aspect, direct park views never to be built out!
- R3 Zoning enables possible redevelopment opportunity (STCA) or implement some simple updates and occupy or lease!

<http://www.ranw.com.au/residential-for-sale/0000302512.html>

**For more information please contact:**

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#### **58 O'Connell Street, Parramatta**

**CONTACT AGENT**

- Only 1 two bedroom apartment remaining
- Only 2 one bedroom apartment remaining
- Eat in kitchen with granite bench top
- Renovated with high quality and style throughout

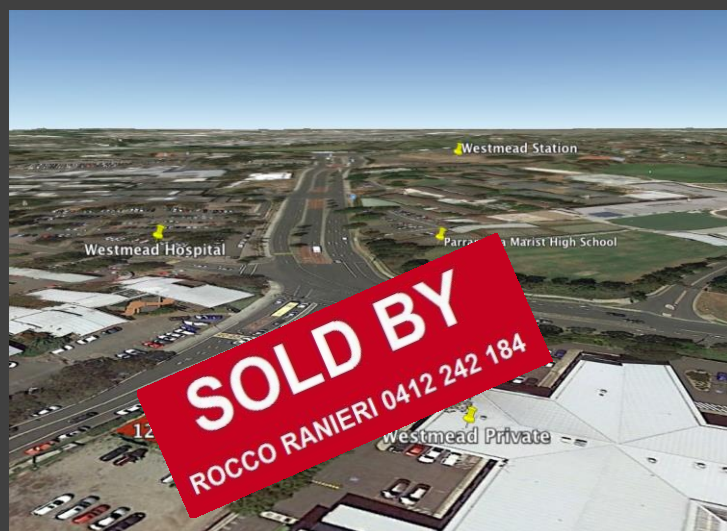
<http://www.ranw.com.au/residential-for-sale/0000299284.html>

**For more information please contact:**

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[telly@ranw.com.au](mailto:telly@ranw.com.au)

### Recent Sale



#### **12 & 12a Mons Road, Westmead**

*Sold under the hammer for \$5,500,000*

- Total site area: 1347sqm (approx.)
- Combined frontage of 43sqm (approx.)
- Zoning: B4 mixed use
- Hospital precinct
- Two lots to be sold; either in one line or separately

<http://www.ranw.com.au/residential-for-sale/0000299989.html>

Rocco Ranieri 0412 242 184

[rocco@ranw.com.au](mailto:rocco@ranw.com.au)

### Commercial Opportunity



#### **Suites 47-50, 48-50 George Street,**

#### **Parramatta**

**FOR SALE**

#### **CENTRAL CBD LOCATION - OFFICE SPACE**

- 4 suites to choose from
- Areas from 34sqm to 168sqm (approx.)
- Air-conditioning
- Natural lighting

<http://ranw.com.au/commercial-for-sale/0000293575.html>

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## On Trend



THE design for the final commercial tower in Parramatta Square has been released.

A jury has chosen architecture firm Johnson Pilton Walker (JPW) as the winner of an international design competition for 3 Parramatta Square.

Walker Corporation will be the developer for the 16-storey, 35,000sq m office tower.

The arrangement with Walker Corporation will allow Parramatta Council to participate in the development and to maintain ownership of up to 50 per cent of the building.

The \$320 million project will have the largest floorplate (rentable area on one floor) across the precinct.

Parramatta Council Administrator Amanda Chadwick said the design of the tower responded to Parramatta's rapidly developing CBD and provided flexible workplace environments.

"One of the greatest aspects of this space is it connects seamlessly with the public domain — it's a very people-focused building, which was a key requirement of our design brief."

JPW's Graeme Dix said the building had been designed from the inside out to encourage public interaction and contribute to the diversity and energy of Parramatta Square. "Architecture and the built environment can create extraordinary spaces but to become places they need people — our approach has been to put people first," Mr Dix said. The designs will undergo detailed analysis before a development application (DA) is lodged, which is expected to be by the end of this year.

Read more: <http://www.dailytelegraph.com.au/newslocal/parramatta/design-for-new-commercial-tower-at-parramatta-square-released/news-story/7514d44c0eb8efbb529ebb0f70f010c1>

Written By: Kylie Adoranti— 21<sup>st</sup> June, 2016.

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