



**D'ETTORRE**  
REAL ESTATE

**PRICE ON APPLICATION**

## **573-575 President Avenue, Sutherland**

*"Outstanding development opportunity on a combined site of 1,145m<sup>2</sup>"*

### **Features:**

- Combined income of \$196,968 per annum (573 President - \$104,968 & 575 President - \$92,000)
- Combined land size of 1,145m<sup>2</sup> (573 President – 563m<sup>2</sup> & 575 President – 582m<sup>2</sup>)
- FSR of 3.5:1 = GFA of 4,007m<sup>2</sup> | Height limit - 30 metres
- Zoned B3 Commercial Core under the Sutherland Shire LEP 2015
- Total width of approx 24 metres and length of 48 metres
- Dual street access via Boyle Lane and President Avenue
- Both sites are not within the DCP Chapter 23 Sutherland Centre Amalgamation Plan
- A short stroll to Sutherland Train Station (T4 & SCO Line) and buses
- On the door step to major shops, hotels, clubs and eateries

*"A rare opportunity to acquire the last of the stand alone re-development sites in the Sutherland shopping precinct"*

### **Inspect:**

By appointment

### **Contact:**

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