

**37 & 37A Sutherland Road, North Parramatta, NSW
2151**



House For Sale

Saturday, 11 January 2025

37 & 37A Sutherland Road, North Parramatta, NSW 2151

Bedrooms: 16

Bathrooms: 8

Parkings: 10

Type: House



Steven Fan



Isaac Iranzadi
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Auction On-Site, Sat 8th Feb at 2pm

TWO ADJOINING PROPERTIES TO BE SOLD TOGETHER OR SEPARATELY Often sought and rarely found, offered for the first time in 60 years, this landmark opportunity boasting Torrens Title subdivision of two separate lots are to be sold together or separately, situated on approximately 1,966.9 sqm elevated block in one of Parramatta's highest points, these two adjoining properties features a large residence on 37 Sutherland Road and a block of six 2-bedroom fully refurbished and rented block of units on Lake Street (AKA 37A Sutherland Road). Situated within easy access from James Ruse Drive to WestConnex M4 and some of North Parramatta & Oatlands prestige schools, including Burnside Primary, Redeemer, Tara Girls & The Kings School. Bus stop at the door and just a short stroll to Parramatta CBD with railway station, Light Rail & Sydney Metro (under construction), Church Street famous eateries, vibrant nightlife, Westfield Shoppingtown, CommBank Stadium and one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre. The 37 Sutherland Road house features: Formal lounge, formal dining, family & rumpus rooms 4 double-sized bedrooms, plus study & office Master bedroom with walk-in robe & marble Ensuite Fully-tiled main bathroom Large eat-in kitchen with plenty of storage space Polished timber floorboards throughout High cathedral ceilings feature original timberworks Ducted air conditioning Undercover carport, plus approx 28 sqm of basement parking The 37A Sutherland Road block of units feature: Solid full-brick construction with renovated interiors Generous floor plans spanning over 2 levels All units feature modern stone benchtops kitchen, fully-tiled bathroom, internal laundry & parquetry timber floors All units with either balcony or courtyard outdoor access Torrens Title property & no strata levies payment All units are currently leased Estimated rental return of approximately \$170,000 per annum Appealing portfolio addition for savvy investors This property offers a truly unique opportunity, catering to large families, savvy investors, or self-managed super funds. Choose to purchase individually or as a pair, live in the front, enjoy excellent rental returns, or capitalise on its potential for future growth through land-banking." Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."