

CASE STUDY

22 & 22A Joubert Street, Hunters Hill NSW 2110



Two adjoining properties located in the prestige suburb of Hunters Hill offering exceptional variety of services and amenities, including Hunters Hill shops, Top Ryde Shopping Centre (only 9 mins) and Macquarie Centre.

Both adjoining properties were sold as two lots in one line. Both properties benefit from many features including: two street frontages, corner site and a total frontage of over 50m* to Joubert Street. On both lots are 3-4 bedroom full brick homes plus garages and outdoor swimming pools. The blocks themselves are slightly elevated and sloping downhill to the street with low density housing (heritage) on one side and medium density unit development at rear.

We received a high level of enquiry from our target market of investors, townhouse & villa developers and child care operators. The market recognition of the quality of the assets was evident throughout the course of the campaign.

The site was sold after 17 weeks to our target market of Child Care Operators.

| SALES ANALYSIS | | |
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| Site Info | Method of Sale | Private Treaty |
| Site Area: 1,777m ² | Marketing Time Frame | 4 months |
| Municipality: Hunters Hill Council | Target Market | Investors (local & overseas), Childcare, Townhouse & Villa developers and builders |
| Zoning: R2 Low Density Residential | Sale Date | 5 June 2015 |
| Building Height: 8.5m | Total Enquiries | 67 |
| FSR: 0.5: 1.0 | Total Offers Received | 6 |
| | Sales Price | \$5,200,000 |