



3 Hargrave Rd, Auburn



Deceased Estate - Value-Add Opportunity - Entire Block of Seven Units

Ray White Commercial Western Sydney and Wiesner Property are pleased to present 3 Hargrave Road, Auburn for sale via Auction.

Representing a unique opportunity to acquire this entire block of seven (7) units in one line. Leased with value-add potential to increase rents moments to the bustling Auburn Central.

Additional highlights of the property are outlined below:

- Ideal unit mix (1 x 3bed, 5 x 2 bed, 1 x 1 bed)
- Site Area 714.5m2*
- Rental upside through refurbishment
- Eight (8) onsite car spaces
- Potential Passing Income of \$117,000*
- Less than 250m* to Auburn Hospital
- 900m* to Auburn Central
- 1.1km* to Auburn Train Station

14 7 8 715 m2

Land Area 715 m2

Agent Details

Jeremy Wiesner - 0411 099 199

Office Details

Wiesner Property
20 Transvaal Ave Double Bay, NSW,
2028 Australia
0411 099 199



WIESNERPROPERTY

The property will be offered for Auction, onsite Wednesday 22 September 2022 at 11.30am.

For more information, please contact the below exclusive selling agents.

Jeremy Wiesner 0411 099 199

Joseph Assaf 0401 397 696

Peter Vines 0449 857 100

* Approximately

^ Subject to Council Approval

We do not guarantee or give any warranty as to the accuracy provided, interested parties must rely on their own enquires.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.