



### 1-6/35 Matthews Street Punchbowl NSW

Introducing a remarkable opportunity to acquire a substantial block of 6 townhouses in the highly sought-after locale of Punchbowl. This unique offering presents both an immediate income stream and significant future development potential.

Occupying a generous land area of 983sqm with a wide 20.42m frontage, this property has been intelligently designed as a strata scheme comprising of 6 three-bedroom townhouses. Currently generating an impressive rental income of approximately \$5,240 per week (\$272,480 PA), this investment opportunity is too good to pass up.

The property's highly desired R4 zoning opens the door for extensive development possibilities (STCA), making it an attractive prospect for developers and savvy investors

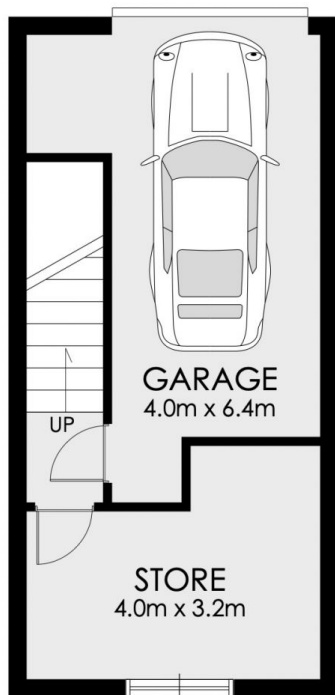
**Price** : \$5,000,000  
**Building Size** : 983 sqm  
**Land Size** : 983 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/canterburybankstown/punchbowl/commercial/development/7833629>



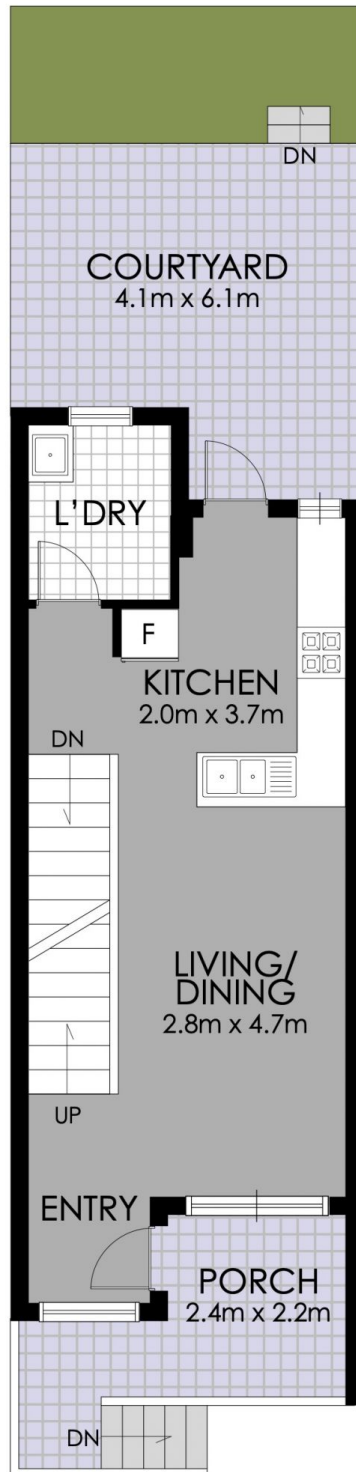
**Elie Semrani**  
9704 0031



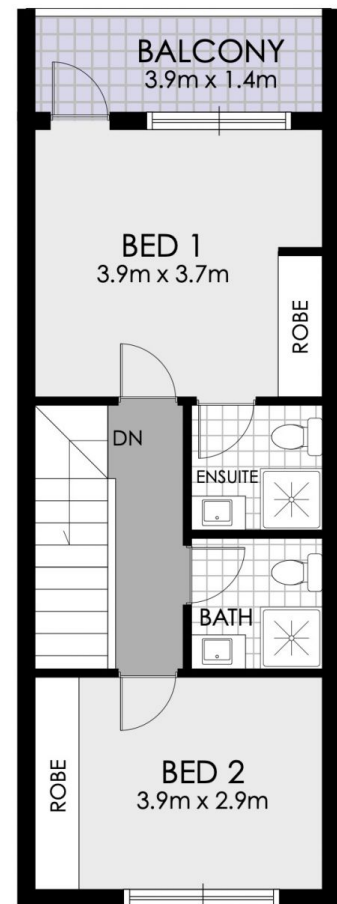
**Adrian Jian-Sheng Wu**  
02 9763 2277



**BASEMENT**



**GROUND FLOOR**



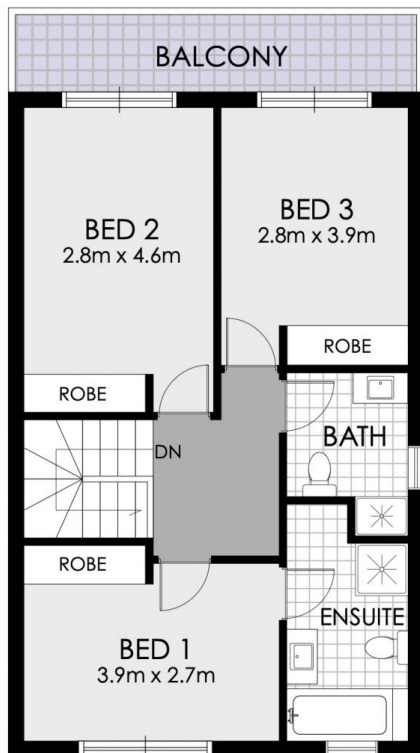
**FIRST FLOOR**



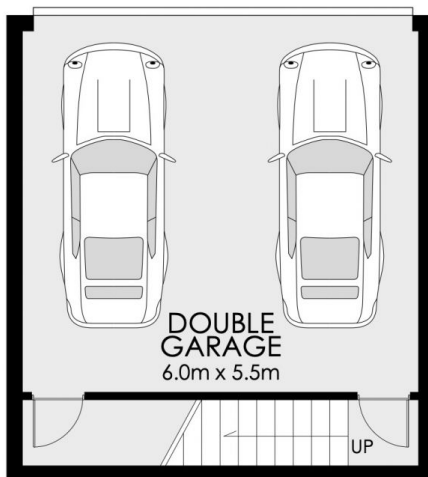
**4/35 Matthews Street, Punchbowl**



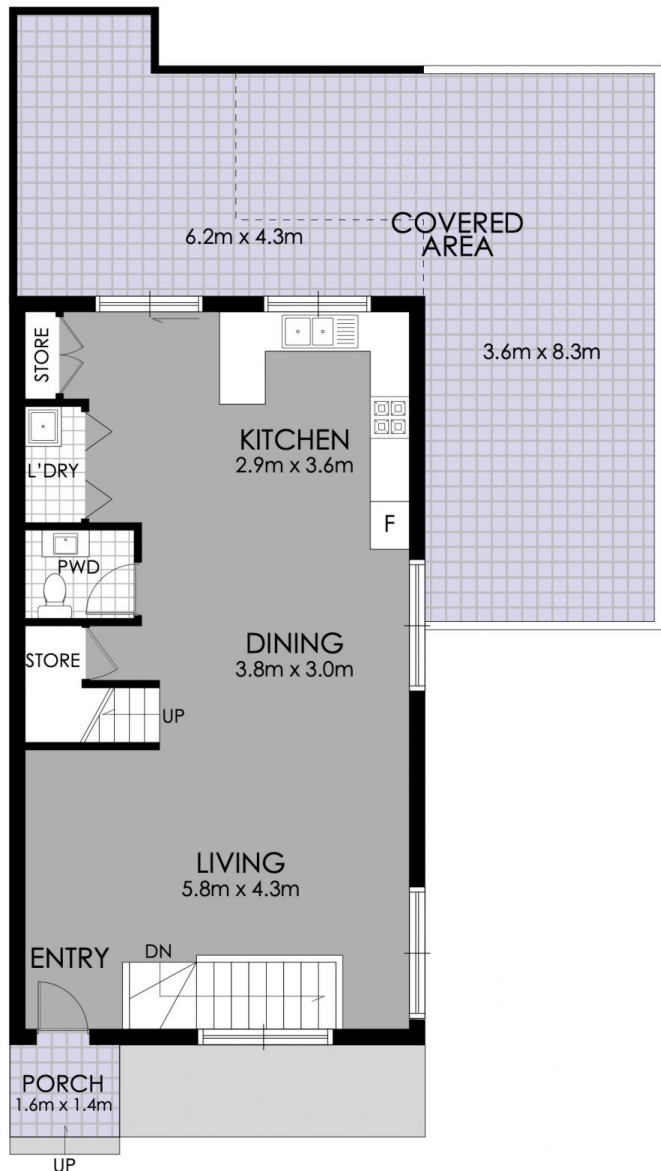
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FIRST FLOOR



BASEMENT



GROUND FLOOR



**1/35 Matthews Street, Punchbowl**



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