

Properties for sale



2/7 Rhonda Street, Pendle Hill

Expressions of interest

- Spacious 3 Bedroom townhouse with parking
- Generous sized lounge & dining room
- Covered deck great for entertaining

<http://www.ranw.com.au/residential-for-sale/0000346127.html>

For more information please contact:

Alfredo De Assis 0422 399 541

alfredo@ranw.com.au



9/1 Sorrell Street, Parramatta

For Sale \$735,000

- Well-proportioned bedrooms
- Riverside located spacious apartment bathed in light
- Open plan design with zoned lounge & dining areas

<http://www.ranw.com.au/residential-for-sale/0000343579.html>

For more information please contact:

Simar Gill 0450 690 054

simar@ranw.com.au



129/20 Victoria Road, Parramatta

For Sale \$689,000 - \$719,000

- Positioned in Parramatta's most convenient building
- 2 bedroom & 2 bathrooms with parking
- The large living room includes split system air conditioning & flows seamlessly onto the large covered balcony

<http://www.ranw.com.au/residential-for-sale/0000335210.html>

For more information please contact:

Telly Poulos 0411 341 913

telly@ranw.com.au

Recent Sales



8 Mangalore Drive, Winston Hills

- Prestigious Lachlan Estate - breathtaking district views
- 4 bedroom family home with double lock up garage
- Resort style living with access to tennis court, swimming pool and community hall

<http://www.ranw.com.au/residential-for-sale/0000335840.html>

For more information please contact:

Rocco Ranieri 0412 242 184

rocco@ranw.com.au

Simar Gill 0450 690 054

simar@ranw.com.au



4 Redbank Place, Northmead

- Renovate or rebuild your dream home
- 2 bedroom home requiring tender loving care
- Quality leafy street, close to all amenities

<http://www.ranw.com.au/residential-for-sale/0000335840.html>

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GPT launches \$230m Parramatta office tower



Parramatta is set for a new \$230 million office tower as part of its \$6 billion transformation with the appointment of architects Fender Katsalidis at 32 Smith Street by the owner GPT Group and a Parramatta City Council Design Competition jury. GPT bought the site which encompassed 93-95 Phillip Street and 32 Smith Street, in February from the Salvation Army and is in the process of preparing the development approval for what will be a 20 storey-plus commercial and cultural centre.

In the latest office market report from the Property Council of Australia, for the first six months of 2017, there was a zero vacancy rate for A Grade office space in Parramatta and that the total vacancy rate for office space was 4.3 per cent. This compares to the 5.9 per cent vacancy rate in the Sydney CBD.

According to Houssam Yakzan, Savills senior analyst, research & consultancy, Parramatta's leasing activity is expected to remain development lead as limited vacancy strengthens demand for new stock. "Benefiting from the decentralisation of state government departments over the past 24 months, the NSW Government continues to embark on reducing their presence in the Sydney CBD, targeting a 100,000 square metre reduction in office space by 2021," Mr Yakzan said.

GPT's head of office and logistics Matthew Faddy said the Fender Katsalidis design will set a new benchmark for office buildings in Parramatta. GPT's 32 Smith Street Parramatta office tower Photo: Grant Leslie "32 Smith Street will be one of Parramatta's standout landmarks and will support the City of Parramatta's vision to transform the CBD into a world-class commercial and cultural centre," Mr Faddy said. The significant transformation of the Parramatta office market was being fuelled by the rapid population growth in Western Sydney, the significant infrastructure investment in the area and improved amenity offered by the Parramatta CBD. "These factors make Parramatta a compelling location for major corporate tenants." The new tower comes as Colliers International's national director of Research, Anneke Thompson, warned office supply for the next 12 months was "even more ominous". "We're forecasting the Sydney CBD office market to contract by 50,000 sqm throughout the year to July 2018, and the Melbourne CBD to reduce by circa 5,000sqm, based on the supply that we know will enter the market and forecast withdrawals," she said.

Article: <http://www.smh.com.au/business/property/gpt-launches-230m-parramatta-office-tower-20170814-gxvnl3.html>

RICHARDSON & WRENCH PARRAMATTA – Contact Us:

370 Church Street, Parramatta
Phone: 9630 4888 Web: www.ranw.com.au
Director Rocco Ranieri – 0412 242 184
Email: rocco@ranw.com.au