

BRIEFING PACK

Flexible Freehold on the Fringe of the Retail Centre

67 Curtin Street, Cabramatta

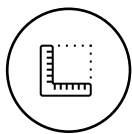




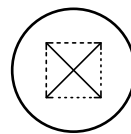
Executive Summary

Property Address	67 Curtin Street, Cabramatta NSW 2166	
Legal Description	Lot 35 in Deposited Plan 4420 SEC E	
The Offering	67 Curtin Street presents a well-located landholding in south western Sydney, comprising a single-storey asset with both front and rear lane access. Set on a 940 sqm* parcel, the property offers strong upside through renovation or repositioning into an ideal residential dwelling (STCA). The location is a key highlight, positioned in close proximity to Cabramatta Plaza and the main retail and dining precinct along John Street, while also being within walking distance to Cabramatta train station.	
Land Area	940 sqm*	
Building Area	214 sqm*	
Planning Controls	Council	Fairfield City Council
	Zoning	R2 Low Density Residential
	Floor Space Ratio	0.45:1
	Height Limit	9m
Sale Process	A 100% interest in 67 Curtin Street, Cabramatta is for sale via Expressions of Interest closing on Thursday, 8 October 2026 at 4:00PM (AEST).	
Exclusive Selling Agents	McGrath Joe Wehbe Sales Agent, McGrath Estate Agents +61 402 228 899 joewehbe@mcgrath.com.au	 Anthony Pirrottina Director, Joint Head of South Sydney +61 402 666 093 anthony.pirrottina@au.knightfrank.com

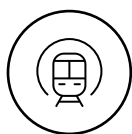
Property Highlights



Single storey 214 sqm*
freehold on the fringe of
Cabramatta retail centre



940 sqm* regular shaped land
holding



550m* to Cabramatta train
station and centre



Functional building with
underlying low density
residential zoning



Location

Cabramatta is a vibrant and multicultural suburb located approximately 30 kilometres south-west of Sydney’s CBD, within the City of Fairfield. Often regarded as one of Australia’s most culturally diverse communities, Cabramatta is renowned for its strong Vietnamese heritage, bustling town centre, and rich array of authentic Asian cuisine, specialty retailers, and fresh produce markets.

The suburb serves as a major commercial and cultural hub for South Western Sydney, attracting visitors from across the metropolitan area. Its lively streets feature traditional Asian architecture, community festivals, and a diverse mix of businesses that contribute to its unique character and strong local identity.

Cabramatta offers excellent transport connectivity via the Cabramatta railway station and major road networks, providing convenient access to Sydney and surrounding regions. The area is also supported by a range of schools, recreational facilities, parks, and community services, making it a well-established and family-friendly location.

Floor Plans





Sale Process

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Inspections:

Please co-ordinate all inspections via the exclusive selling agents below.

Exclusive Agents:

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