

55 Miller St Pyrmont Nsw 2009

Unlocking the Potential of 55 Miller St, Pyrmont, NSW 2009: A Comprehensive Analysis

Pyrmont, a vibrant hub of Sydney's inner-west, boasts a burgeoning commercial and residential landscape. Located at the heart of this bustling precinct, 55 Miller St, Pyrmont, NSW 2009, stands as a potential investment or a prime location for a business. This article delves into a comprehensive analysis of this address, exploring its location, infrastructure, market trends, and potential advantages (or challenges). We aim to equip you with the knowledge needed to assess its suitability for your specific needs.

Location & Surroundings:

[Insert a high-quality map or aerial view image highlighting the location of 55 Miller St, Pyrmont, including surrounding landmarks, transport links, and nearby amenities.]

55 Miller St sits in the heart of Pyrmont, a suburb known for its stunning harbour views, vibrant nightlife, and convenient access to the Sydney CBD. Its proximity to the Sydney Harbour Bridge and the iconic Sydney Opera House offers unparalleled city views. The location is well-served by public transport, including the light rail and ferry services. The surrounding area is characterized by a mix of high-rise residential buildings, trendy cafes, restaurants, and retail outlets. This creates a lively and dynamic environment for both residents and businesses.

Property Details & Characteristics:

[Insert a picture of 55 Miller St or a similar property in Pyrmont, if publicly available. If not available, note the difficulty in finding specifics without access to a property database.]

Unfortunately, a precise analysis of 55 Miller St requires access to detailed property records (e.g., size, number of rooms, available parking, specific building characteristics). This article cannot provide conclusive property details without those specifics. Publicly accessible information is limited without access to the Property Council of Australia data.

Market Analysis & Trends:

Pyrmont's real estate market is experiencing steady growth, fueled by increasing demand for high-quality residential and commercial spaces. The area offers a unique blend of residential and commercial opportunities.

Rental Yields & Vacancy Rates: Data on recent rental yields and vacancy rates in the Pyrmont area would be necessary to ascertain the potential rental income for 55 Miller St. This data is often unavailable publicly.

Commercial vs. Residential Demand: The balance of demand between commercial and residential uses in this immediate neighbourhood is crucial. Is it a more commercial or residential focus area?

Potential Advantages (if applicable):

Excellent Location: Prime position within the heart of Pyrmont, offering easy access to transport, attractions, and amenities.

High Visibility: Strategic location for businesses looking for high foot traffic.

Strong Connectivity: Proximity to key transport links.

Emerging Market: The ongoing development and growth of Pyrmont can translate into long-term value appreciation.

Potential for Redevelopment: Depending on zoning and regulations, the property might present opportunities for significant redevelopment (details dependent on specific building characteristics and zoning).

Potential Challenges (or Related Topics if No Advantages Identified):

Zoning Restrictions: Investigate the local council's planning regulations to determine permissible uses and any potential restrictions on development.

High Building Density: If it's already a building in a high-density area, this might impact interior space and layout.

Competition: The thriving Pyrmont market has many competitors; therefore, a compelling proposition is essential for success.

Parking Availability: This is a critical factor for both residents and businesses. Limited parking could be a deterrent for buyers.

Building Condition & Infrastructure: Without access to property details, it's impossible to assess the building's existing condition and potential for future maintenance requirements.

Case Studies (Hypothetical):

[Insert hypothetical case studies illustrating successful businesses or property investments in similar locations in Pyrmont. These case studies should highlight factors such as location, type of business, and revenue generation.]

Actionable Insights:

Conduct thorough research on the specific property details.

Consult with real estate agents and local council representatives to understand zoning regulations and market trends.

Assess the building's condition and potential renovation or development needs.

Calculate potential return on investment considering operating costs.

Understand the specific target market for the property and business proposition.

Advanced FAQs:

1. How does the local council's planning policy affect the potential use of 55 Miller St? (This is best answered with direct contact to the council.)
2. What are the current and projected future rental rates for similar properties in the Pyrmont area? (This data will be available from real estate agencies, but it can take time to gather.)
3. How does the recent infrastructure development (e.g., light rail expansion) affect the value proposition of 55 Miller St? (Research recent council reports and consult with planning consultants.)
4. What are the key considerations for attracting high-quality tenants or residents to 55 Miller St? (Market research and tenant surveys are important.)
5. How does the current macroeconomic environment influence property investment decisions in Pyrmont? (Consult with financial advisors who specialise in commercial real estate.)

Conclusion:

55 Miller St, Pyrmont, presents a compelling opportunity within Sydney's vibrant urban landscape. However, a comprehensive analysis requires detailed property information and an understanding of the local market dynamics. By conducting thorough research, consulting with local experts, and considering the nuances of the area, potential investors and businesses can make informed decisions about capitalizing on the unique potential of this address.

55 Miller St, Pyrmont, NSW 2009: Your Comprehensive Guide

55 Miller St, Pyrmont, NSW 2009, sits in a vibrant hub of Sydney's inner-west, offering a unique blend of location and lifestyle. Whether you're a potential resident, investor, or simply

curious about this address, this guide provides a comprehensive overview, exploring its various facets.

I. Understanding the Location: A Deep Dive into 55 Miller St, Pyrmont

Pyrmont is renowned for its trendy cafes, bustling restaurants, and proximity to the city centre. 55 Miller St, situated within this dynamic precinct, benefits from easy access to public transport, waterfront promenades, and a plethora of amenities.

Geographic Context: 55 Miller St sits within walking distance of the Sydney Harbour Bridge, Circular Quay, and the CBD. This strategic location enhances the property's appeal for professionals and families alike.

Neighborhood Character: Pyrmont embodies a modern, cosmopolitan vibe. The area is known for its contemporary architecture, upscale apartments, and active community feel.

Key Amenities: Proximity to restaurants, shops, supermarkets, and entertainment venues makes 55 Miller St an attractive residential address.

II. Property Type and Potential Uses (Residential & Investment)

The nature of the building at 55 Miller St (e.g., apartment block, house) significantly influences potential uses.

Residential: If 55 Miller St comprises residential units, it's a prime location for individuals seeking a modern urban lifestyle. The property's potential may vary depending on the size and design of the individual apartments.

Investment: Investors will be drawn to the property's rental yield potential and long-term value appreciation. Researching comparable properties in the area is crucial to understanding investment projections.

III. Practical Considerations for Buyers and Investors

This section focuses on specific aspects crucial for making an informed decision regarding 55 Miller St, regardless of the type of buyer:

Market Research: Before considering 55 Miller St, thorough market research is paramount. Studying comparable properties, rental rates, and market trends in Pyrmont is essential for setting realistic expectations. For example, a detailed property listing can provide insights into floor plans, amenities, and surrounding environment.

Financial Assessment: Assess the financial implications, including mortgage rates, property taxes, and potential maintenance costs. This step ensures that the property aligns with your budget. Speak to financial advisors to get a clear understanding of financing options

available.

Property Inspection & Due Diligence: If purchasing or investing, a thorough property inspection and due diligence are non-negotiable. This will reveal any potential issues, ensuring transparency and informed decision-making.

IV. Navigating the Purchase/Investment Process:

Finding a Real Estate Agent: Select a reputable and knowledgeable real estate agent specializing in the Pyrmont market. Their local expertise is invaluable.

Negotiation Strategies: Understanding negotiation tactics and establishing realistic offers is key to successful transactions.

Legal Considerations: Consult with a lawyer regarding contracts and legal implications. Having legal support can protect your interests in the long term.

V. Common Pitfalls to Avoid

Ignoring market trends: Failing to research current trends can lead to unrealistic expectations about the property's value or rental yield.

Insufficient financial analysis: Not conducting a comprehensive financial assessment can lead to financial strain and potential losses.

Overlooking due diligence: Skipping due diligence can result in hidden problems that impact the property's value.

VI. Best Practices for Property Decisions in Pyrmont

Prioritising location and amenities: Location is crucial in Pyrmont. Assess the proximity to public transport, amenities, and other desired features.

Understanding property condition: Carefully inspect the property for any potential issues, addressing maintenance needs.

Seeking expert advice: Consult with real estate agents, financial advisors, and legal professionals.

VII. Summary

55 Miller St, Pyrmont, represents an appealing prospect for both residential buyers and investors seeking a dynamic and central location. Thorough research, meticulous due diligence, and sound financial planning are crucial for success.

VIII. Frequently Asked Questions (FAQs)

1. What are the average rental yields for apartments in Pyrmont? (Provide data based on market research.)

2. How do I find reliable information about the property's history and potential issues? (Explain methods like property reports, title searches.)
3. What are the current trends in the Pyrmont property market? (Discuss market trends, e.g., increasing demand, interest rate fluctuations.)
4. What are the ongoing costs associated with owning property in Pyrmont? (Cover council rates, strata fees, and maintenance.)
5. How can I leverage tax deductions when investing in property at 55 Miller St? (Explain tax implications relevant to property investment.)

This comprehensive guide provides valuable insights into the property at 55 Miller St, Pyrmont, empowering potential buyers and investors to make informed decisions. Remember to consult with relevant professionals for personalized advice.

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1997 St Sydney NSW 2000 POB 145 GPO Sydney NSW 2001 tel 2 259 Miller St North Sydney NSW 2060 tel 2 9956 0666 fax 2 9956 Pyrmont St Pyrmont NSW 2009 tel 2 552 2600 fax 2

2000 NSW 2065 Label Manager Terri Nielson Acid Jazz Australia Pty Ltd Miller Street North Sydney NSW 2060 Managing Director Michael Smellie 2009 Managing Director John Harper Diverse System Music PO Box 1161

1992 NSW 282 Oxford St PADDINGTON 2021 02 3321944 FX 02 3602217 VIC 55 Grove St BIRCHGROVE 2041 02 5557333 FX 02 5557070 LASER RECORDS PTY LTD LBS RECORDS NSW Box 159 KOOTINGAL 2352 PH FX 067 673474 LIBERATION RECORDS

1989 Pyrmont N S W 2009 Tel 02 692 0000 Finline Industries Pty Ltd S Miller 1542 1541 St N Sydney N S W 2060 Tel 02 929 7677 55 59 Norman St Peakhurst N S W 2210 St George Porcelain

2008 55 Miller Street Floor 6 Suite 8 Pyrmont NSW 2009 Australia Tel 61 2 95718300 Fax 61 2 95718200 E Mail

enquiries jatoil net Web Site www jatoil net Year Founded 2007 Business Description Biodiesel

1993 NSW Tel 049 52 0400 Brisbane Qld Tel 07 275 0111 Melbourne Vic Tel 03 487 8444 Adelaide SA Tel 08 354 9111 Perth WA Tel 09 381 0444 CIG Hospitality Equipment 53 55 Lorraine Street Peakhurst NSW 2210

1994 NSW 2060 Tel 02 957 2788 HANNAY DAVID PRODUCTIONS 2 Buckland Street St South Melbourne Victoria VIC 3205 Tel 3 699 9427 Fax 3 699 9392 Pyrmont NSW 2009 Tel 2 552 1288 Fax 2 552 1516 TV commercials

2004 55 Chandos Street PO Box 5555 St Leonards NSW 2065 Tel 02 9901 Pyrmont NSW 2009 Tel 02 8587 7000 Fax 02 8587 7100 Email isabelle Miller Street North Sydney NSW 2059 Tel 02 9959 5924 Fax 02

2002 TheInternational Who's Who in Popular Music 2002offers comprehensive biographical information covering the leading names on all aspects of popular music. It brings together the prominent names in pop music as well as the many emerging personalities in the industry, providing full biographical details on pop, rock, folk, jazz, dance, world and country artists. Over 5,000 biographical entries include major career details, concerts, recordings and compositions, honors and contact addresses. Wherever possible, information is obtained directly from the entrants to ensure accuracy and reliability. Appendices include details of record companies, management companies,

agents and promoters. The reference also details publishers, festivals and events and other organizations involved with music. NSW 2065 tel 2 9950 3996 fax 2 9950 3989 e mail hodson.clive@abc.net.au Head of Music CLIVE HODSON Acid Jazz Australia Pty Ltd Suite 73 380 Wattle St 55 Danks St Port 564 Appendix A Record Companies

1992 55 P O Box 233 9301 Finnsnes Norway 63 79 Miller St Pyrmont N S W 2009 Australia Manufacturers of Phonograph Records CABLE ADDRESS FESTIVAL Sydney TELEX 25686 FEST AA PHONE 660 4022 Fetherstonhaugh Co P O

1985 Bill Flemming Festival Records Pty Limited Festival House 63 79 Miller Street Pyrmont NSW 2009 Telephone 02 660 4022 Contact Jim White 9 Direll Street 55 8528 Contact David Mow Fringe Benefit Records 172 Riverview Avenue

1980

1992-08 This is a guide to product trade names, brands, and products names, with addresses of their manufacturers and distributors.

2003 St Bondi NSW 2026 Chrysalis Music

Publishing Australia Pty Mushroom 55 Chelsea Av Baulkham Hills NSW 2153 T 02 6396025 Dolphin Miller St Pyrmont NSW 2009 T 02 93958000 E Mail

1994 In 1992 93 sales increased by 17 % and profitability by 55 % on the Miller St North Sydney NSW Home Exchange Sydney Voting Rights One Pyrmont NSW 2009 Ph 02 692 9999 Fax 02 692 8659 Share Reg C

1973 Miller Street North Sydney N S W 2060 STORE YOUR SURPLUS CATCH IN A WARBURTON FRANKI POLAR COOLROOM Be able Pyrmont NSW Ph 660 2355 Box 139 P O Pyrmont NSW 2009 210 Harris St Pyrmont Ph 660 7668

1991

1998 St Colombo 2 Sri Lanka 197 A The Mall Rawalpindi Pakistan 55 43951 38701 7 Mile Rd Suite 350 Livonia MI 48152 U S A 1 Miller St Pyrmont N S W 2009 Australia 216 Rouse St Port Melbourne

2007 St Meadowbank NSW 2113 Australia Autron Corporation Ltd 2775 Miller St North Sydney New South Wales 2060 Australia Southern Star 2009 Australia Foxtel 2793 Ph 61 02 9200 1000 Wharf 8 Murray St