

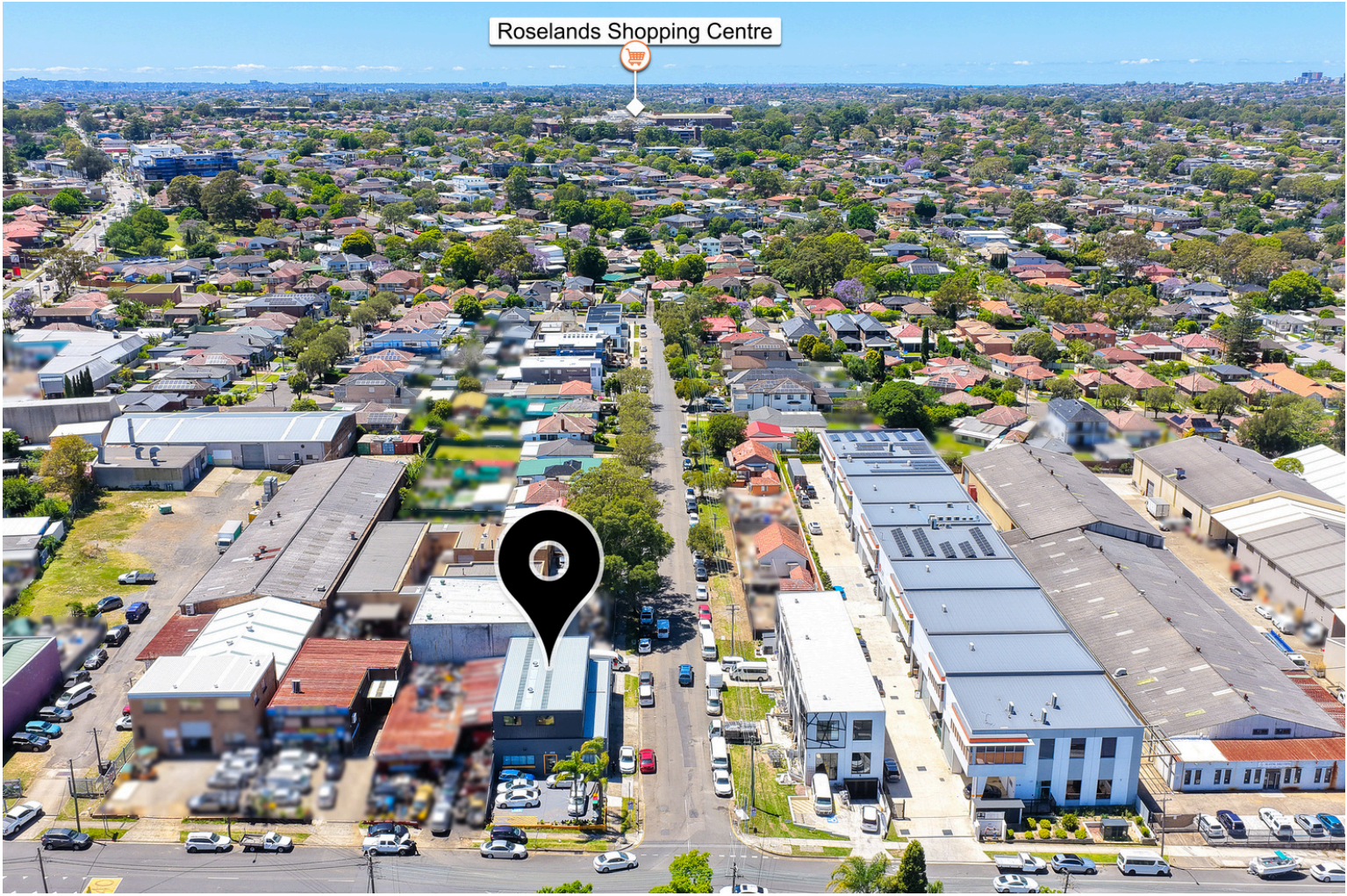


10 Belmore Road
Punchbowl NSW 2196

INFORMATION MEMORANDUM

PREPARED BY SKYLINE PROPERTY GROUP

Roselands Shopping Centre





CONTENTS

Introduction	04
Property Summary	05
Punchbowl Overview	06
Asset Highlights	07
Building Highlights	08
Why This Property	09
Map	10
Summary Statement	11
Expression of Interest	12
Disclaimer.....	15

INTRODUCTION

Skyline Property Group is proud to be exclusively appointed to a rare opportunity to sell Punchbowl Industrial Gem for Mechanics Warehouse/Factory.

Unlock the full potential of your business with this highly versatile commercial property, superbly located on a prime corner site with outstanding exposure and accessibility. Now **FOR SALE**, this asset is ideal for a wide range of uses including mechanical workshops, automotive services, trade supply, warehousing, showrooms, and light industrial operations.

Key Features

- Prime Corner Location: Dual street frontage with excellent visibility and heavy daily traffic.
- Expansive Floor Area: Flexible open-plan layout ideal for workshop operations and equipment.
- Large Upstairs Office Space: Perfect for admin, management, or client-facing functions.
- Multiple Access Points: Dual roller doors plus pedestrian entrances for smooth workflow.
- High Internal Clearance: Suitable for hoists, racking, vertical storage, or displays.
- Natural Light & Ventilation: Bright, comfortable working environment.
- Secure On-Site Parking: Ample space for staff, customers, and delivery vehicles.
- E4 General Industrial Zoning: Allows a wide range of automotive, trade, warehouse, and industrial uses (STCA).
- Strong Signage Potential: Maximise exposure across both street frontages.
- A rare opportunity to secure a high-exposure commercial property with the versatility and potential to grow your business or investment portfolio.

Address: 10 Belmore Road Punchbowl NSW 2196

Please contact one of the following agents should you require further information.



Uzair Khan
0401 147 798



Tuan Pham
0452 105 071



Allen Gao
0404 881 893

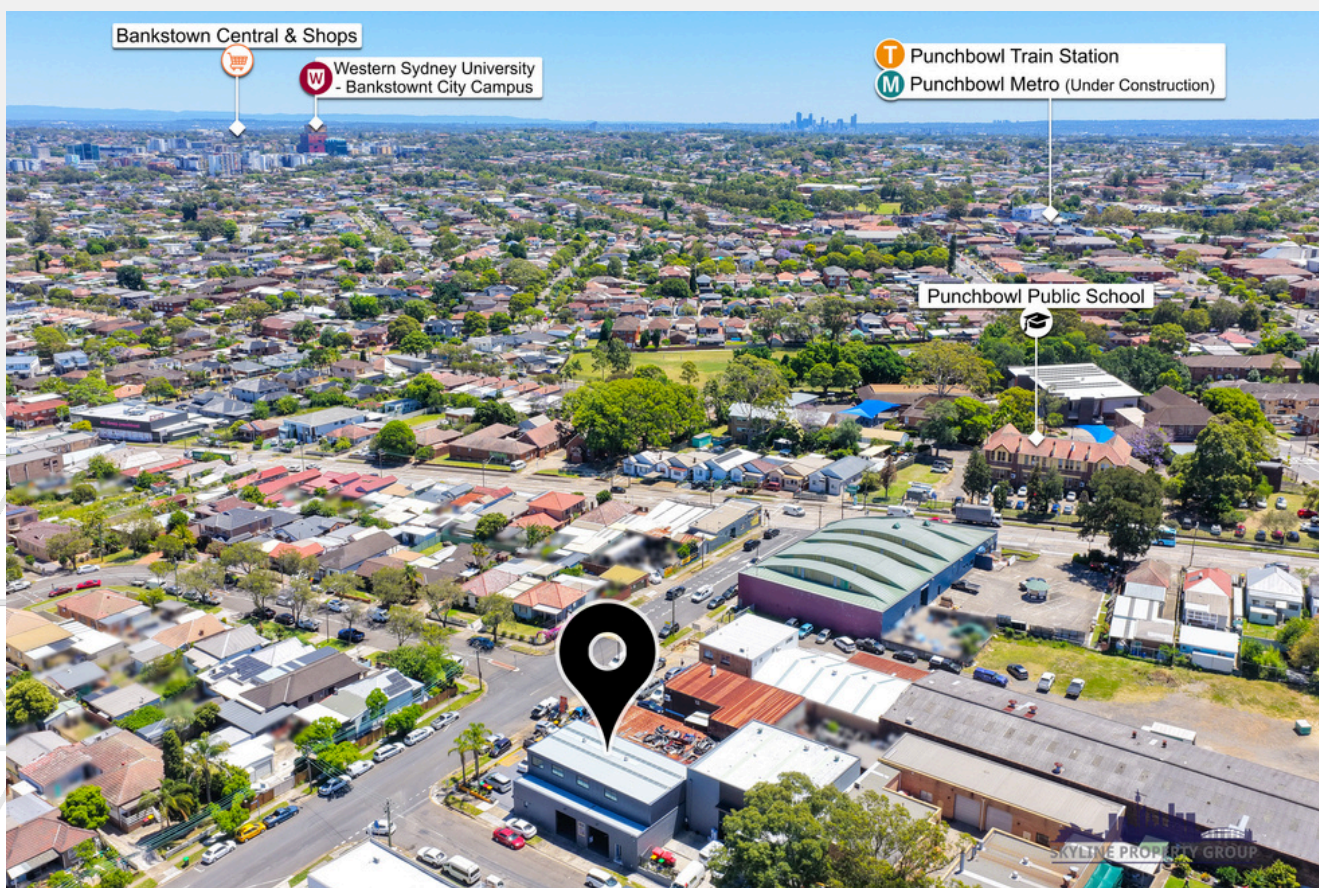
PROPERTY SUMMARY

The Property	10 Belmore Road Punchbowl NSW 2196
	For Sale via private treaty
Description Local	5/-/DP209834
Authority	CANTERBURY-BANKSTOWN COUNCIL
Zoning	E4 - General Industrial: (pub. 17-4-2025)
Land Area	426.7 m ²
Floor area	417.36 m ²
Daily Traffic Exposure	<p>Estimated daily traffic volumes on Belmore Road in the vicinity of the property are relatively high, with TfNSW-recorded volumes of approximately 26,600 vehicles/day at nearby mid-block points (near the M5 overpass).</p> <p>The site also benefits from strong arterial connectivity, being only ~1 km from the M5 Motorway. While this count point is not directly on the property frontage, it indicates robust vehicle flows in the area. A formal traffic count can be commissioned to capture exact volumes, including directionality and heavy vehicle usage, to support marketing, leasing, or future development planning.</p>
Council Rate	\$1,007 per quarter (approx)
Potential Rental Income	\$114,399.96 per annum (Only Ground Floor) with potential to increase rent by \$52,000 for 1st floor storage.
Additional notes:	<ul style="list-style-type: none"> • DA Approved for Mechanical Workshop • Currently Leased till July 2028.

PUNCHBOWL OVERVIEW

Punchbowl is located approximately 17 kilometres south-west of the Sydney CBD, positioned within the tightly held Canterbury-Bankstown industrial and commercial precinct. Strategically situated near major transport corridors, the area offers excellent connectivity via the M5 Motorway, King Georges Road, and Canterbury Road, providing direct links to Sydney Airport, Port Botany, and the wider metropolitan network. Punchbowl benefits from strong access to public transport, including Punchbowl and Bankstown train stations, and is supported by a well-established retail, automotive, and light-industrial ecosystem. The suburb forms part of one of Sydney's most active and diverse commercial regions, known for its consistent population growth, multicultural workforce, and ongoing urban renewal across the broader Canterbury-Bankstown area.

Punchbowl forms part of the broader Canterbury-Bankstown region, one of Sydney's most active and diverse metropolitan centres for government, health, education, and commercial services. As of 2021, the Canterbury-Bankstown LGA had an estimated population of over 370,000 residents, making it one of the largest and fastest-growing areas in New South Wales. The region is supported by major health facilities such as Bankstown-Lidcombe Hospital, expanding education infrastructure, and a robust local economy spanning retail, light industrial, construction, automotive services, and small-to-medium enterprises. Punchbowl also benefits from significant ongoing urban renewal, improved transport connectivity via the M5 Motorway and Sydney Metro upgrades, and a multicultural workforce that underpins strong demand for industrial and commercial space.



Asset Highlights

Property Highlights:

- Prime Industrial Location – Nestled in the heart of Punchbowl’s busy industrial precinct.
- High Exposure & Accessibility – Fronting Belmore Road with easy access to the M5 Motorway, King Georges Road, and Canterbury Road.
- Versatile Use – Perfect for light industrial, warehouse, trade supply, automotive, or showroom operations.
- Close to Key Amenities – Minutes from Bankstown Central, Bunnings, and essential government services.
- Growth & Opportunity – Situated in a high-demand commercial precinct within an area undergoing ongoing urban renewal and population growth.

Development Opportunities

While configured for immediate operation, the site presents potential for:

- Re-layout to office/showroom configuration.
- Expansion or consolidation of on-site operations.
- Commercial rebranding or redevelopment subject to zoning and council approval.



BUILDING HIGHLIGHTS

- Functional Industrial Space – Flexible layout ideal for light industrial, warehouse, automotive, trade, or showroom use.
- Modern Construction – Durable building with high clearance ceilings, wide driveways, and practical loading/unloading areas.
- Ample Access & Circulation – Multiple entry points for vehicles, including trucks and delivery vans.
- On-site Amenities – Office spaces, staff amenities, and amenities to support daily operations.
- High Visibility – Frontage on Belmore Road provides excellent exposure to passing traffic and visiting clients.
- Well-Maintained – Property in good condition, ready for immediate occupation or investment.

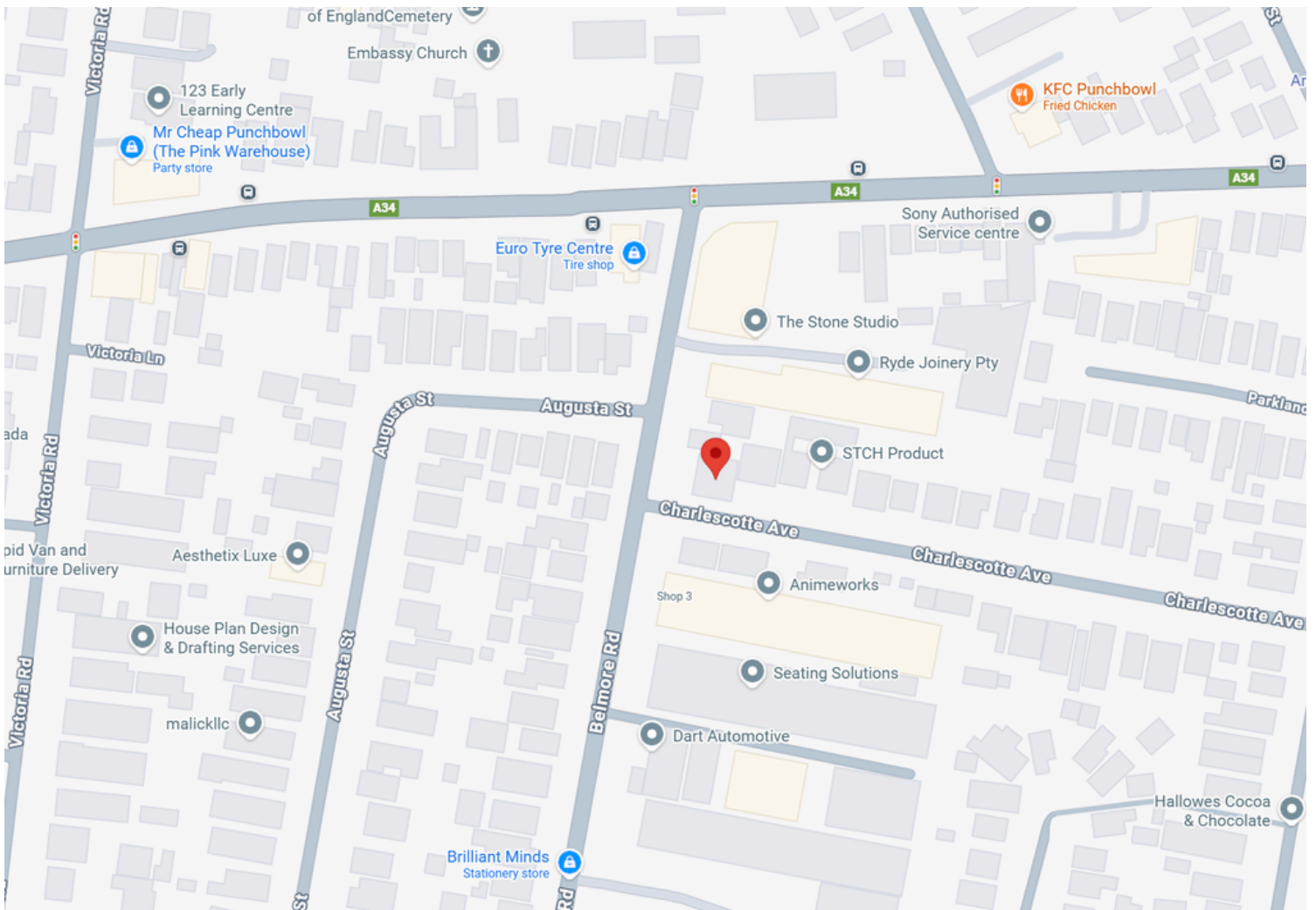
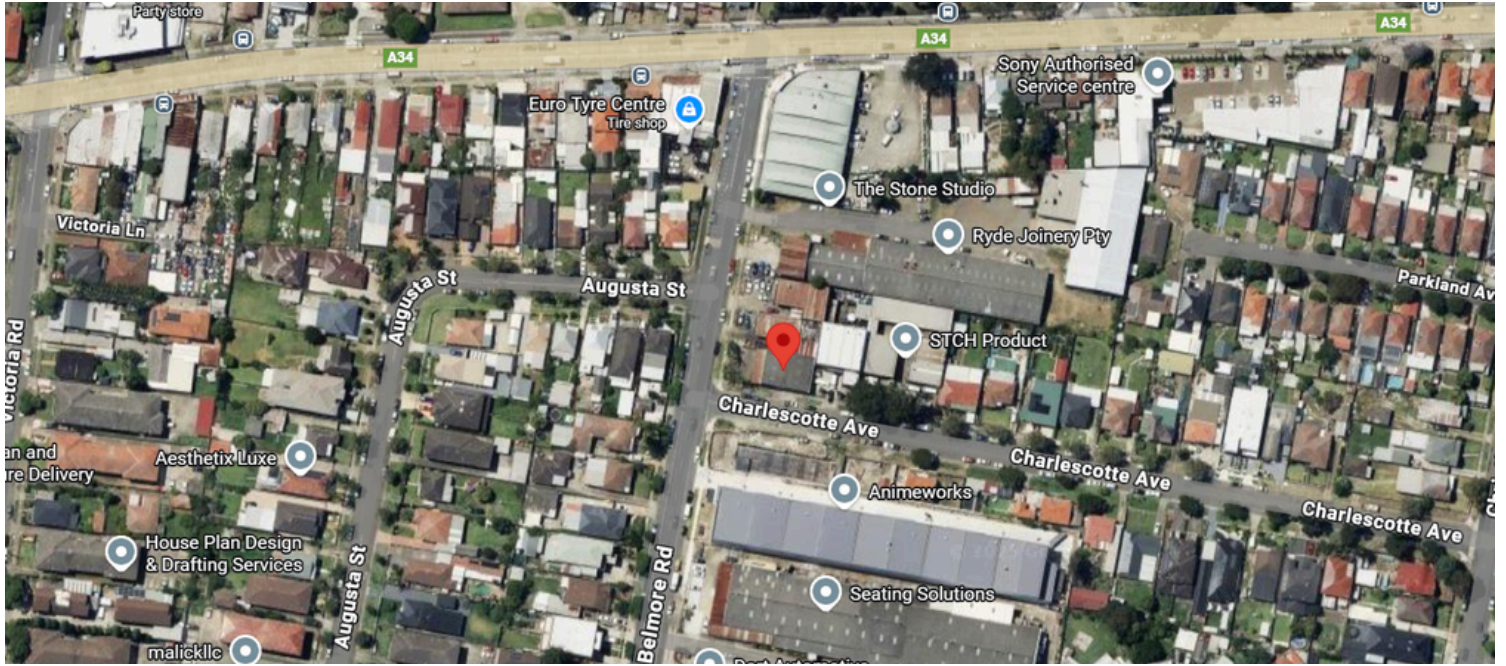


WHY THIS PROPERTY

- Strategic Location – Situated in the heart of Punchbowl’s industrial and commercial precinct with direct access to the M5 Motorway and key arterial roads.
- Versatile Use – Ideal for light industrial, warehouse, trade supply, automotive services, or showroom operations.
- High Exposure & Accessibility – Frontage on Belmore Road ensures visibility to passing traffic, while multiple access points accommodate trucks and deliveries.
- Strong Local Economy – Located in a thriving, multicultural region with a skilled workforce and consistent demand for commercial and industrial space.
- Growth Potential – Punchbowl and the wider Canterbury-Bankstown area are undergoing ongoing urban renewal, supporting long-term investment value.
- Turnkey Opportunity – Well-maintained building, ready for immediate occupation or investment.



10 Belmore Road, Punchbowl



Summary Statement

10 Belmore Road, Punchbowl presents a rare opportunity to acquire a versatile industrial property in one of Sydney's most sought-after commercial and light-industrial precincts. Strategically positioned with high exposure to Belmore Road and excellent connectivity to the M5 Motorway and key arterial roads, the property is ideally suited for light industrial, warehouse, trade, automotive, or showroom operations. Supported by a skilled local workforce, strong local economy, and ongoing urban renewal in the Canterbury-Bankstown region, this well-maintained asset offers immediate occupation potential and long-term investment value.



Expressions of Interest Form

10 Belmore Road Punchbowl NSW 2196

Please note that the proposed buyer should only submit an Offer to Purchase to:

Uzair Khan

181 Canterbury Rd,
Canterbury NSW 2193

Mobile: 0401 147 798

Email: uzair@skylineproperty.com.au

Tuan Pham

181 Canterbury Rd,
Canterbury NSW 2193

Mobile: 0452 105 071

Email: tuan@skylineproperty.com.au

Allen Gao

181 Canterbury Rd,
Canterbury NSW 2193

Mobile: 0404 881 893

Email: allen@skylineproperty.com.au

Offer to Purchase (OTP) Form / Particulars

I/We register our interest to enter into negotiations to purchase the property located at 10 Belmore Road, Punchbowl, NSW 2196 ("the Property").

Property Details

Address	10 Belmore Road, Punchbowl, NSW 2196
Real Property Description	5/-/DP209834
Land Area	426.7 m ²
Local Authority	CANTERBURY-BANKSTOWN COUNCIL

Expressions of Interest

Proposed Price: \$ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date:

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company

Name:

ABN:

Registered for GST: Yes or No (please circle one)

Contact Details

Address:

Work:

Mobile:

Email:

FIRB approval require to purchase the Property:

Registered for GST: Yes or No (please circle one)

Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust):

Name:

Address:

Telephone:

Email:

*Guarantors should be directors of a company Buyer or principal beneficiaries if trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgement

In submitting an offer to purchase to buy the subject property (“OTP”), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Skyline Property Group or anyone on behalf of either of them (“Marketing Material”).
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer’s own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Skyline Property Group (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing his OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or, not at all. The Proposed Buyer cannot assume or expect that:
 - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - the Vendors will accept the highest purchase price offered;
 - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer’s OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Skyline Property Group in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an offer to purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

Position (if Proposed Buyer is not an individual or individuals)

Date Signed:

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Skyline Property Group and or any of its officers employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.



Uzair Khan

0401 147 798

uzair@skylineproperty.com.au

Tuan Pham

0452 105 071

tuan@skylineproperty.com.au

Allen Gao

0404 881 893

allen@skylineproperty.com.au



181 Canterbury Road, Canterbury NSW 2193, Australia