

338 Princes Highway **CARSS PARK**

Information Memorandum | **Expression of Interest**



COMMERCIAL
Property Group





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OFFERING

Address 338 Princes Highway, Carrs Park NSW 2221

Title Details LOTS 1-2 DP14076

Property Type Retail Investment

Net Lettable area* 340m²

Building Area* 130m²*

Awning Area* 210m²

Land Area* 1,092m²*

Expression of Interest Closing Date: 28th May 2026
Closing Time: 4:00pm

Inspections By Appointment with Agents

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Selling Agents

An aerial photograph of a residential street in Carss Park, Sydney. A red car is parked on the left side of the road, and a white van is driving on the right. The road is bordered by a concrete curb and a grassy area. The background shows a residential neighborhood with houses and trees.

PROPERTY SUMMARY

Positioned prominently along the tightly held Princes Highway corridor, 338 Princes Highway, Carss Park presents a substantial landholding of approximately 1,091 sqm, offering exceptional exposure and flexibility within one of Southern Sydney's most established residential pockets. The property is improved by an existing dwelling and benefits from an expansive building footprint, complemented by significant on-site parking capacity, making it well-suited to a range of potential uses (STCA).

Situated within the sought-after suburb of Carss Park, the asset enjoys close proximity to key lifestyle amenities, waterfront parklands, and established residential catchments. The location is further enhanced by strong connectivity to surrounding commercial hubs including Hurstville and Kogarah, providing convenient access to retail, transport infrastructure, and essential services.

The property falls within the Georges River Council jurisdiction and is not affected by bushfire, flood or heritage overlays, offering a clear planning framework for future development considerations (STCA). Its generous land parcel, combined with a high-exposure arterial position, underpins strong underlying land value and presents a compelling opportunity for investors, occupiers, or developers seeking to capitalise on a well-located site within a consistently performing market.

Surrounded by quality educational institutions including Blakehurst Public School and Blakehurst High School, the property is ideally positioned to benefit from ongoing demand driven by family-oriented demographics and long-term residential growth in the area.

Overall, 338 Princes Highway represents a rare opportunity to secure a large, versatile holding in a tightly held precinct, combining scale, accessibility, and future upside within Sydney's southern suburbs.



150

Building Area m²

1,091

Land Area m²

5x5x5

Lease Term

\$115,672

Annual Rent (p.a net + GST)

OUTGOINGS

Water Rates \$4,000.00

Council Rates \$8,000.00

Land Tax \$7,155.00

Building Insurance \$4,514.00

TOTAL \$23,669.00 PA

Disclaimer: These figures have been provided to the Agent and may be subject to variation.





TENANCY

Tenant Golden Oriole Pty Ltd

Commencement Date 20/02/2023

Termination Date 19/02/2028

Rent \$ 115,672.08

Outgoings Payable 100% Payable by Tenant

Option for Renewal 5 years x 5 years

First Right of Refusal: The property is subject to a first right of refusal, please refer to the contract of sale for further information.

LOCATION

Carrs Park, NSW 2221, is a small, well established suburb in Sydney's south, located approximately 18 kilometres from the Sydney CBD within the Georges River Council local government area. The suburb is predominantly residential, positioned along the Georges River and in close proximity to larger commercial centres such as Kogarah, Hurstville, and Rockdale.

From a commercial real estate perspective, Carrs Park offers limited but stable local activity, primarily comprising neighbourhood retail, cafes, and service-based businesses that cater to the surrounding residential community. Commercial presence is modest, with most larger-scale retail, office, and medical services located in nearby centres, making the suburb reliant on surrounding hubs for broader commercial activity.

Carrs Park benefits from strong road connectivity via Princes Highway and surrounding arterial routes, providing convenient access to key employment and commercial precincts. While not a primary commercial hub, its proximity to established centres and waterfront amenity supports a consistent local customer base, making it suitable for small-scale investors and occupiers seeking stable, community-driven demand.



NAL AIRPORT

BOTANY BAY

S HIGHWAY
S PARK







PLANNING DETAILS

R4 : High Density Residential under Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that contribute to the vibrancy of the neighbourhood while ensuring that business centres remain the focus for business and retail activity.
- To encourage development that maximises public transport patronage and promotes walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Hostels; Hotel or motel accommodation; Jetties; Local distribution premises; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing; Small bars

4 Prohibited

Any other development not specified in item 2 or 3



Zoning
R4 - High Density Residential



Building Height Limit
12 m



Floor Space Ratio
1:1





CONTACT INFORMATION



Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Copies of the contract of sale including the first right of refusal document are available by contacting the selling agent

Open for Inspection

By Appointment with Agents

Contact

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CARSS PARK



25
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