

15 & 18/432 Chapel Road **BANKSTOWN**

Information Memorandum | **For Sale**



25
Years





Dr Remeek Abdalla
(Female GP)
MEDICAL CENTRE ☎ 8315 7700

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Approximate

OFFERING

Address 15 & 18/432 Chapel Road, Bankstown NSW 2200

Title Details Lot. 15 SP55152
Lot. 18 SP55152

Property Type Commercial: Office Building

Unit 15 Area* 143 m²

Unit 18 Area* 28 m²

Total Area* 171 m²

Parking Unit 15 – 4 On Site Car Spaces

Occupancy Tenanted till 30th June 2026

Inspections By Private Appointment

Selling Agents **Aaron Johnston**
Sales & Leasing Executive
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PROPERTY SUMMARY

Suite Summary – 143m² Office

Positioned in the heart of Bankstown's commercial precinct, this top-floor 143m²* office suite offers an outstanding opportunity for both owner-occupiers and investors seeking quality, exposure and convenience. Occupying the premier position within the complex, the suite benefits from extensive window frontage along Chapel Road, delivering strong street presence and abundant natural light throughout the workspace.

The suite is fully fitted and ready for immediate occupation, featuring a welcoming reception area, boardroom, seven individual offices/consulting rooms and a kitchenette. Its location directly opposite Paul Keating Park, Western Sydney University's new campus building and the Bankstown Library places it at the centre of a growing civic, education and transport hub. The brand-new Bankstown Metro station is also within easy walking distance.

Suite Summary – 28m² Office

A functional and well-presented 28m²* top-floor office suite ideally suited to small businesses, consultants or investors seeking an affordable entry point into Bankstown's commercial market. The space enjoys strong natural light and a practical existing layout comprising a reception area and two private offices, allowing for immediate reuse without further fitout costs.

Located directly opposite Paul Keating Park, Western Sydney University's new building and the Bankstown Library, the suite offers excellent amenity and connectivity, with the new Metro station a short walk away.

18

18

143 m²

Unit 15 Area

28 m²

Unit 18 Area

AAA
ALPHA ADVICE AUSTRALIA PTY LTD

Unit 15 - 4

On Site Car Spaces

Contact Agent

Asking Price





OUTGOINGS

Unit:	15
Strata Rates:	\$13,936.84*
Council Rates:	\$2,210.70*
Total:	\$16,147.54* PA
Unit:	18
Strata Rates:	\$2,728.88*
Council Rates:	\$1,019.75*
Total:	\$3,748.63* PA

LOCATION

Bankstown, NSW 2200, is one of Sydney's most significant commercial and cultural centres, located about 20 kilometres southwest of the CBD within the City of Canterbury-Bankstown. As the administrative and economic heart of the region, Bankstown serves as a major hub for retail, professional services, logistics, and government activity, supported by strong infrastructure and an increasingly modern urban landscape.

The suburb's retail and business core is centred around Bankstown Central Shopping Centre and the surrounding streets of North Terrace, Rickard Road, and Chapel Road. This area features a diverse range of retailers, restaurants, banks, offices, and essential services, creating a bustling commercial district with high pedestrian traffic. A vibrant multicultural dining scene—offering cuisines from across the globe—adds to Bankstown's appeal, drawing both local residents and visitors from neighbouring suburbs.

Bankstown's commercial profile is complemented by a robust industrial and logistics sector. Large-format warehouses, factories, and distribution centres are located along Canterbury Road, Rookwood Road, and the Hume Highway, catering to industries such as manufacturing, automotive, construction, and wholesale supply. Many of these properties offer high-clearance warehouse space, container access, and proximity to key freight routes. The suburb's connectivity via the M5 Motorway provides direct links to Sydney Airport, Port Botany, and the wider Sydney road network, making it an ideal location for transport and logistics operators.









PLANNING DETAILS

MU1: Mixed Use under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



Zoning
MU1: Mixed Use



Height of Building
58 m



Floor Space Ratio
5.5:1





CONTACT INFORMATION



Contract for Sale

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

Open for Inspection

By Private Appointment

Contact

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25
Years

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