



34 Seton Road
MOOREBANK
Information Memorandum | For Sale





Regent Cres

Seton Road



Contents

Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
- Tenancy Schedule	9
Location	12
Planning Details	16-17
Key Planning Contacts	16
Planning Controls	16
Sales Information	
- Contract for Sale	20
- Open for Inspection	20
- Auction	20
- Contact Details	20
Disclaimer	22

Executive Summary

Address	34 Seton Road, Moorebank NSW 2170
Legal Description	LOT 9 DP239047
Property Type	Commercial: Industrial Building
Office Area	131.85m ² (Approx)
Factory Area	1,217.4m ² (Approx)
Total Building Area*	1,349.25m ² (Approx)
Land Area*	1,859m ² (Approx)
Parking*	On-Site Car Spaces
LGA	Liverpool City Council
Zoning	E4: General Industrial under Liverpool Local Environmental Plan 2008
Maximum Height of Building	30m
Occupancy	Tenanted - Lease expires 4th August 2025
Outgoings*	\$37,985.54
Open for Inspection	Tuesday's and Thursday's at 12.00pm to 12.30pm until the auction
Auction	6.00pm Thursday, 27th February 2025 - In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents

Matthew McHardy
Managing Director
M: 0450 440 799
T: 1300 811 881
E: matthewm@commercial.net.au

Aaron Johnston
Sales & Leasing Executive
M: 0474 515 567
T: 1300 811 881
E: aaronj@commercial.net.au

*Approximate







Key Features



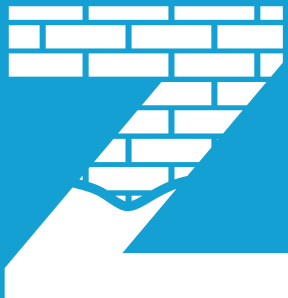
1,349.25m² total
building area



On-site
Car Spaces



Total NET income of
\$189,090.00 PA + GST



Zoning is E4:
General Industrial



Huge signage and exposure



Close proximity to
M5 Corridor



The Asset

Description

This well-constructed industrial property is offered to the market for “the first time”. Perfectly positioned in the heart of Moorebanks industrial precinct, minutes from the M5 corridor is this perfect asset with excellent functionality and dominant exposure.

BUILDING FEATURES ARE:

Office Area* 131.85m² (Approx)
Factory Area* 1,217.4m² (Approx)
Total Building Area* 1,349.25m² (Approx)

Land Area* 1,859m² (Approx)
Parking* On-Site Car Spaces
37.9m Street Frontage to Seton Rd
Zoning E4: General Industrial

Erected on this 1,859m² Industrial Zoned land, is a well-constructed, full-brick industrial building.

Car parking is located under cover under the mezzanine offices.

This property is part of a deceased estate and will be sold.

NOTE: The property is offered for sale excluding the Gantry Crane.

Outgoings

Council Rates*	\$4,420.54
Water Rates*	\$1,985.00
Building Insurance (2024)*	\$15,400.00
Land Tax*	\$16,180.00
TOTAL*	\$37,985.54

Tenancy Schedule

Tenant	Moblack Hydraulics Pty Ltd
Annual Rental	\$189,090.00 PA Net + GST
Outgoings Recoverable	100%
Term	Six (6) Months
Expiry	4th August 2025
Option	Nil
Increases	Nil

*Approximate



Campbelltown CBD

Costco Wholesale

Bunnings Crossroads

Motorway

Heathcote Road

34 Seton Road
Moorebank

Seton Road

Regent Cres



Location

Moorebank is located in the south-western region of Sydney, New South Wales. It is part of the City of Liverpool and lies approximately 26 kilometers from the Sydney central business district (CBD). Known for its residential areas, proximity to key transport routes, and the bustling Moorebank Logistics Park, Moorebank offers a blend of suburban living with easy access to business and retail hubs.

Moorebank Logistics Park: A key business hub for freight and logistics, this facility is one of Australia's largest and is an important driver of economic activity in the area.

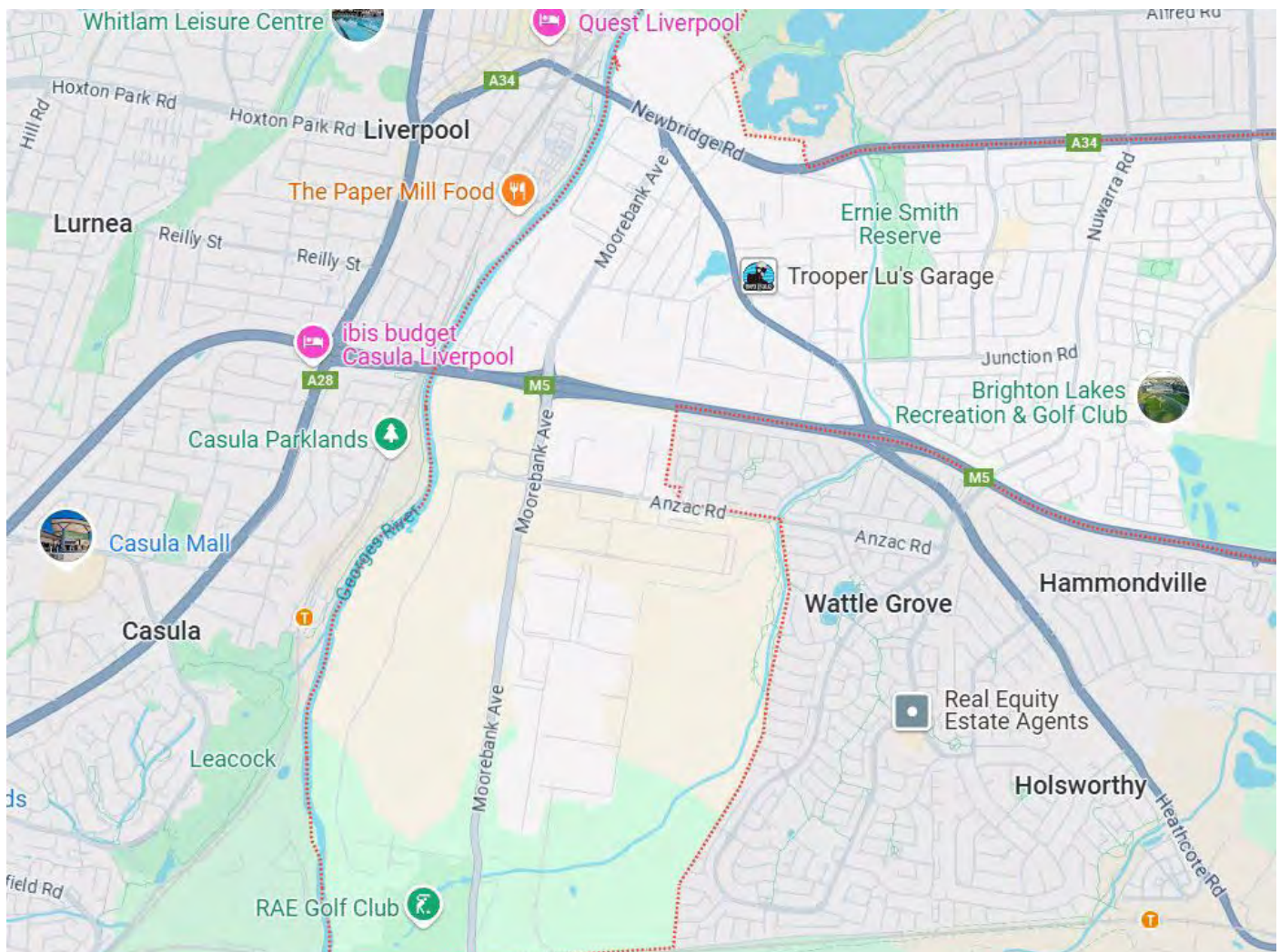
John Paul Reserve: A local park with walking paths, playgrounds, and picnic areas for recreational use.

The Moorebank Shopping Centre: Offering a range of retail shops, cafes, and essential services, it serves as the main shopping destination for local residents.

The M5 Motorway links Moorebank east to the Sydney central business district and west to Campbelltown. Moorebank is close to Liverpool railway station on the Leppington & Inner West Line, Liverpool & Inner West Line and Cumberland Line of the Sydney Trains network.

Moorebank offers a peaceful suburban lifestyle with ample green spaces, local amenities, and recreational opportunities. The Georges River nearby is popular for fishing, walking, and cycling, and residents can enjoy a variety of dining and entertainment options within a short drive.

Moorebank is a dynamic and growing suburb that offers a balance of residential comfort, convenience, and access to business hubs. Whether you're looking to settle in the area or simply visit, Moorebank provides a welcoming environment with easy connectivity to the rest of Sydney.



Liverpool CBD

34 Seton Road
Moorebank

Mitchell Road
Seton Road







Planning Details

E4: General Industrial under Liverpool Local Environmental Plan 2008

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Helipads; Heliports; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

Key Planning Contacts

COUNCIL: Liverpool City Council

TELEPHONE: 1300 362 170

EMAIL: lcc@liverpool.nsw.gov.au

WEBSITE: <https://www.liverpool.nsw.gov.au/>

POSTAL ADDRESS:

Locked Bag 7064
Liverpool BC NSW 1871

STREET ADDRESS:

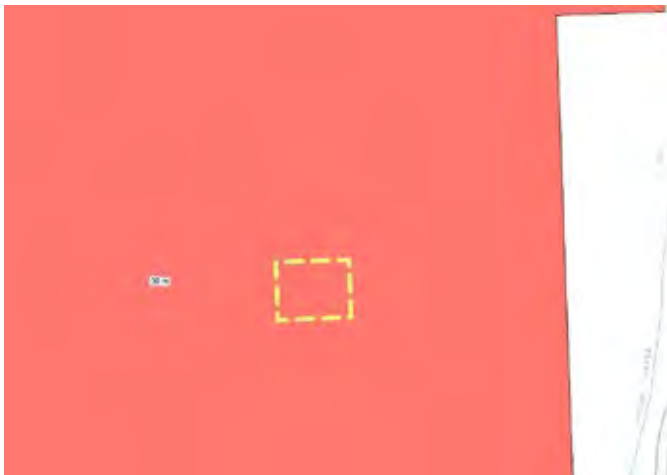
Liverpool CBD Customer Service Hub
Yellamundie, Lower Ground Floor
52 Scott Street
Liverpool NSW 2170

Planning Controls



Zoning

Zone E4: General Industrial



Height of Building

30m



Floor Space Ratio

To Be Confirmed





Sales Information

Contract for Sale

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

Open for Inspection

Tuesday's and Thursday's at 12.00pm to 12.30pm until the auction

Auction

6.00pm on Thursday, 27th February 2025 - In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Contact

Matthew McHardy

Managing Director

M: 0450 440 799

T: 1300 811 881

E: matthewm@commercial.net.au

Aaron Johnston

Sales & Leasing Executive

M: 0474 515 567

T: 1300 811 881

E: aaronj@commercial.net.au





Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.



Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P: 02 9709 6111
W: www.commercial.net.au