

Shaping the Future of Home and Lifestyle Retail in Goulburn

Goulburn Homemaker Centre

136 Hume Street, Goulburn NSW

CBRE

Prime Large-Format Retail Opportunity Anchored by National Brands

Located on a prominent site in Goulburn, the proposed Goulburn Homemaker Centre will cater to the city's growing population and broader regional catchment with a statement large-format retail and lifestyle offering. Comprising 11,000sqm* of total floorspace, the centre will deliver a curated mix retailers, anchored by early commitments from **Harvey Norman**, **Pet Stock**, **Choice the Discount Store** & **7-Eleven** (subject to planning approval).

Targeting completion in **2027**, the development will introduce a modern, purpose-built retail destination for home, lifestyle and bulky goods, providing a bold new point of difference for the region.



A New Large-Format Retail Destination for Goulburn

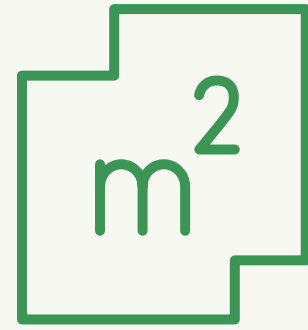
Goulburn Homemaker Centre



Goulburn Homemaker Centre

Goulburn's Premier Homemaker Destination

Designed to enhance convenience and choice for the local community, we are targeting a diverse mix of leading brands in home, trade and lifestyle to establish Goulburn's premier homemaker destination.



11,000sqm* of retail space available with 236 Car Parks



Due for completion in 2027

7-ELEVEN

choice
the discount store

Harvey Norman

petstock

Pre-commitments from Harvey Norman, Pet Stock, 7 Eleven and Choice the Discount Store



Home to 26,246 people within a 10km radius (2024 Gap Maps)



Located on the Hume Highway, the primary road link between Australia's two largest cities

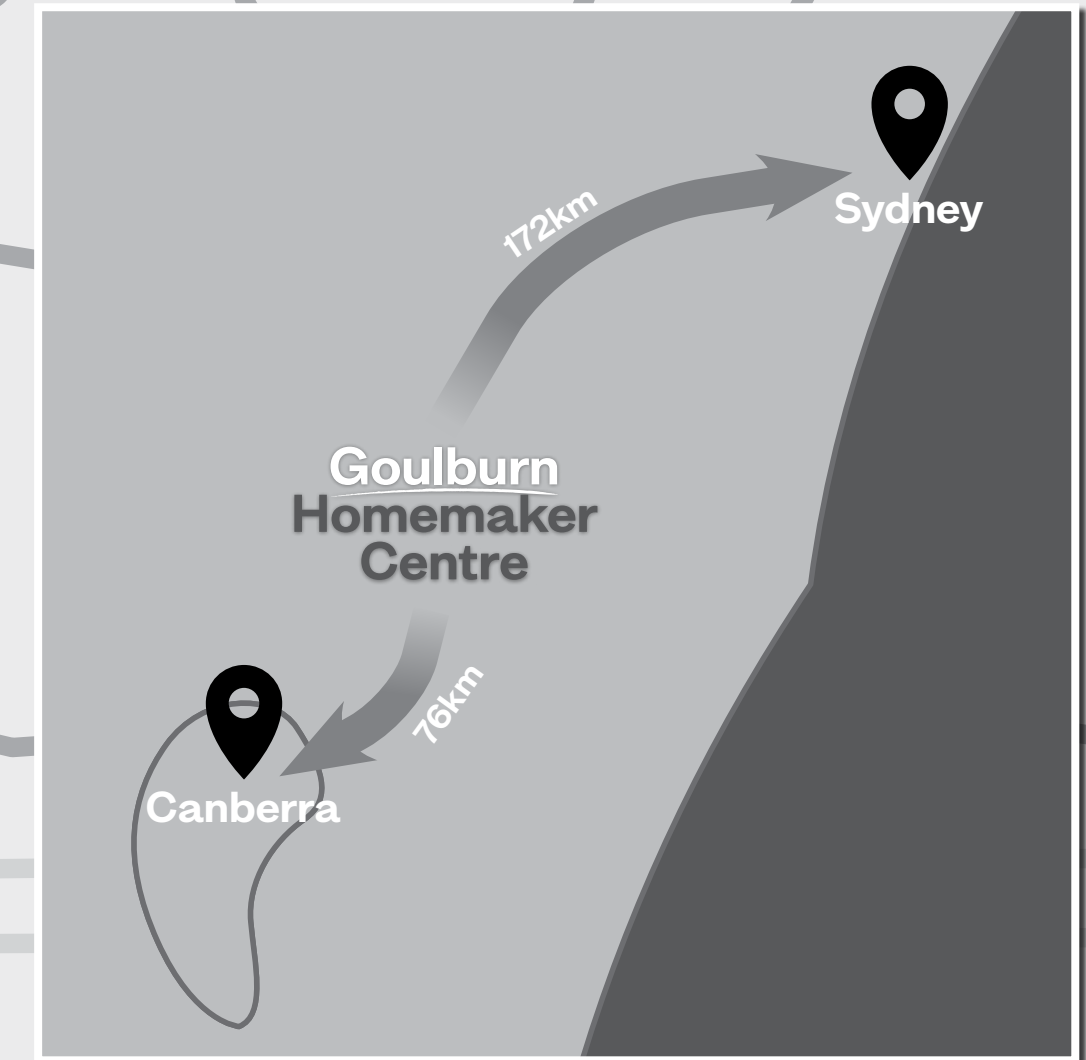


The catchment household spend on retail is 29.55% compared to the average NSW of 26.45%

LOCATION

Strategically Positioned for Success

Goulburn is a key regional centre in the Southern Tablelands, strategically positioned on the Hume Highway, just 90 minutes from Sydney and one hour from Canberra. As a growing service hub for the wider region, it offers strong connectivity, an expanding population base and enduring demand for retail and lifestyle amenity.



Data-Driven. Opportunity-Led.

The Goulburn catchment presents a compelling growth story, with population **forecast to increase by 13.36% between 2026 and 2036**, adding more than 3,680 residents to the trade area.

Supported by consistent population uplift and strong per-household spending across key lifestyle and non-discretionary categories, the catchment provides a stable and expanding customer base primed for further retail investment.

Catchment Population

Population Projections	2011	2016	2021	2023	2026	2032	2036	Growth (2026-36)	
								(No.)	(%)
Total	23,012	24,325	25,603	25,957	27,552	29,773	31,233	3,681	13.36%

Average Household Spending

Spending Category	Catchment \$m	%	New South Wales \$m	%
Retail	369.04	29.55%	123,374.66	26.45%
Housing	135.98	10.89%	57,038.65	12.23%
Health	36.75	2.94%	13,043.11	2.80%
Fuel	27.29	2.19%	8,333.85	1.79%
Motor Vehicles (incl. motorcycle)	30.49	2.44%	10,996.07	2.36%
MV Parts and Accessories	10.35	0.83%	3,225.78	0.69%
Tyres and Vehicle Servicing	10.77	0.86%	3,514.45	0.75%
Cinemas	1.67	0.13%	676.18	0.14%
Liquor - on licenced premises	9.28	0.74%	3,461.33	0.74%
Health and fitness studio charges	2.02	0.16%	807.69	0.17%
Sports Fees, Lessons and Hire	6.05	0.48%	1,984.48	0.43%
Gambling	44.49	3.56%	13,036.25	2.79%
Other Non Retail	564.72	45.22%	227,015.68	48.66%
TOTALS	1,248.90		466,508.18	



Masterplan



Big Brands. Big Catchment. Big Opportunity.

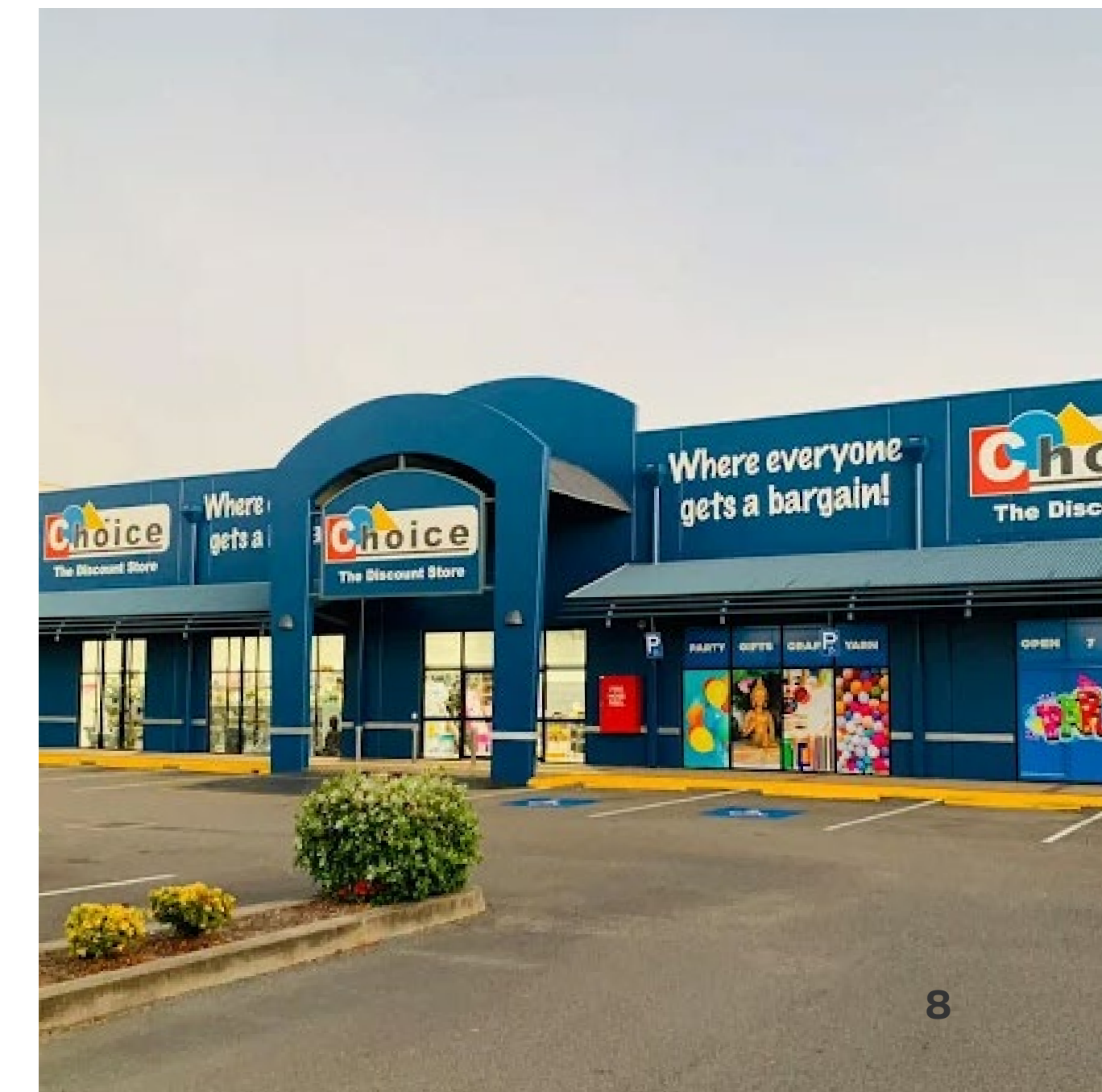
Strong early pre-commitments from Harvey Norman (4,000sqm), Pet Stock and Choice the Discount Store highlight the centre's appeal and are expected to drive further interest at the Goulburn Homemaker Centre.



Harvey Norman, Booval NSW



Petstock, South Grafton NSW



Choice the Discount Store, Kirwan QLD

Delivered by Trusted Partners

STEVENS GROUP

Developers

The Stevens Group are proud to be one of New South Wales leading private and diversified property development companies. Founded in 1982, the Stevens Group have delivered over 300 quality landmark developments throughout New South Wales, Australia.

Their expertise spans across the property spectrum from land subdivision, residential properties, industrial, retail, commercial and resort living. They pride themselves on creating projects that set ground breaking quality standards with innovative environments, setting the highest benchmark within the property industry.

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Goulburn
Homemaker
Centre

CBRE

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