



33/402 CHAPEL ROAD BANKSTOWN

INFORMATION MEMORANDUM | FOR AUCTION







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Executive Summary

Address	Lot 33/402 Chapel Road, Bankstown NSW 2200
Legal Description	Lot:33 SP65391
Property Type	Commercial Strata Office
Office Area:	160m ² *
Parking*	3 allocated Car Spaces
LGA	Canterbury Bankstown City Council
Zoning	MU1 - Mixed Use - Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5
Floor to Space Ratio	4.5:1
Height of Building	45m
Occupancy	Tenanted
Outgoings*	\$24,000.00 per annum + GST
Open for Inspection	By Appointment with the Agent
Auction	Level 3/56 Kitchener Parade, Bankstown NSW 2200 6:00pm 27th November 2025
Selling Agents	Chris Wade Sales Director M: 0490 083 759 T: 02 9709 6111 E: chrisw@commercial.net.au

*Approximate

EXIT

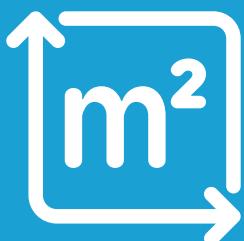
SUIT

PUSH

Pull



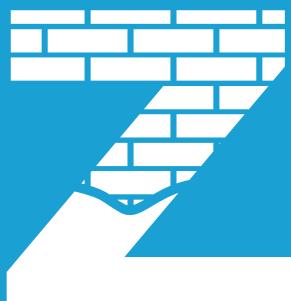
Key Features



160m² total internal floorspace

3 On-site Car Spaces

Current Income \$68,640.00 per annum gross + GST



Zoning is MU1 Mixed Use

4th floor with uninterrupted views

Close proximity to Bankstown Train Station



The Asset

Description

Best Value Office – Office with a View

Positioned in the heart of Bankstown CBD, this partitioned 4th floor office presents an exceptional opportunity for investors or owner-occupiers seeking quality, convenience, and value.

Property Highlights:

- ✓ Spacious layout featuring a welcoming reception, 6 large offices, and a dedicated file room
- ✓ Floor-to-ceiling glass windows flood the space with natural light and offer uninterrupted district views
- ✓ Located within a sought-after commercial building with a grand entry foyer, 3 lifts, central air conditioning, and an on-site building manager
- ✓ Includes 3 secure basement car spaces with direct lift access

Prime Location:

- ✓ Just minutes' walk to Bankstown Station, the soon-to-open Metro, Western Sydney University, and the future Bankstown Hospital site.
- ✓ Surrounded by thriving retail, dining, and professional services

Investment Appeal:

- ✓ Currently leased at \$68,640.00 gross + GST per annum until November 2026
- Strong tenant covenant with reliable income stream

Auction Details:

- ✓ Date: Thursday, 27th November 2025
- ✓ Time: 6:00pm
- ✓ Venue: Level 3, 56 Kitchener Parade, Bankstown

This is your chance to secure a premium office space in one of South-West Sydney's most dynamic commercial precincts.

Outgoings

Council Rates*	\$1,091.80 per annum (approx)
Water Rates*	\$100.00 per annum (approx)
Body Corporate Levies*	\$22,742.68 per annum (approx)
Total Outgoings*	\$23,934.48 per annum (approx)

TENANT	ANNUAL RENT	TERM	EXPIRY	ANNUAL INCREASES	OUTGOINGS
NSW Planning Management Pty Limited	\$68,640.00 + GST	2 Years	14/11/2026	CPI or 4%	Increases only

*Approximate

402-410



Chapel Road

Location

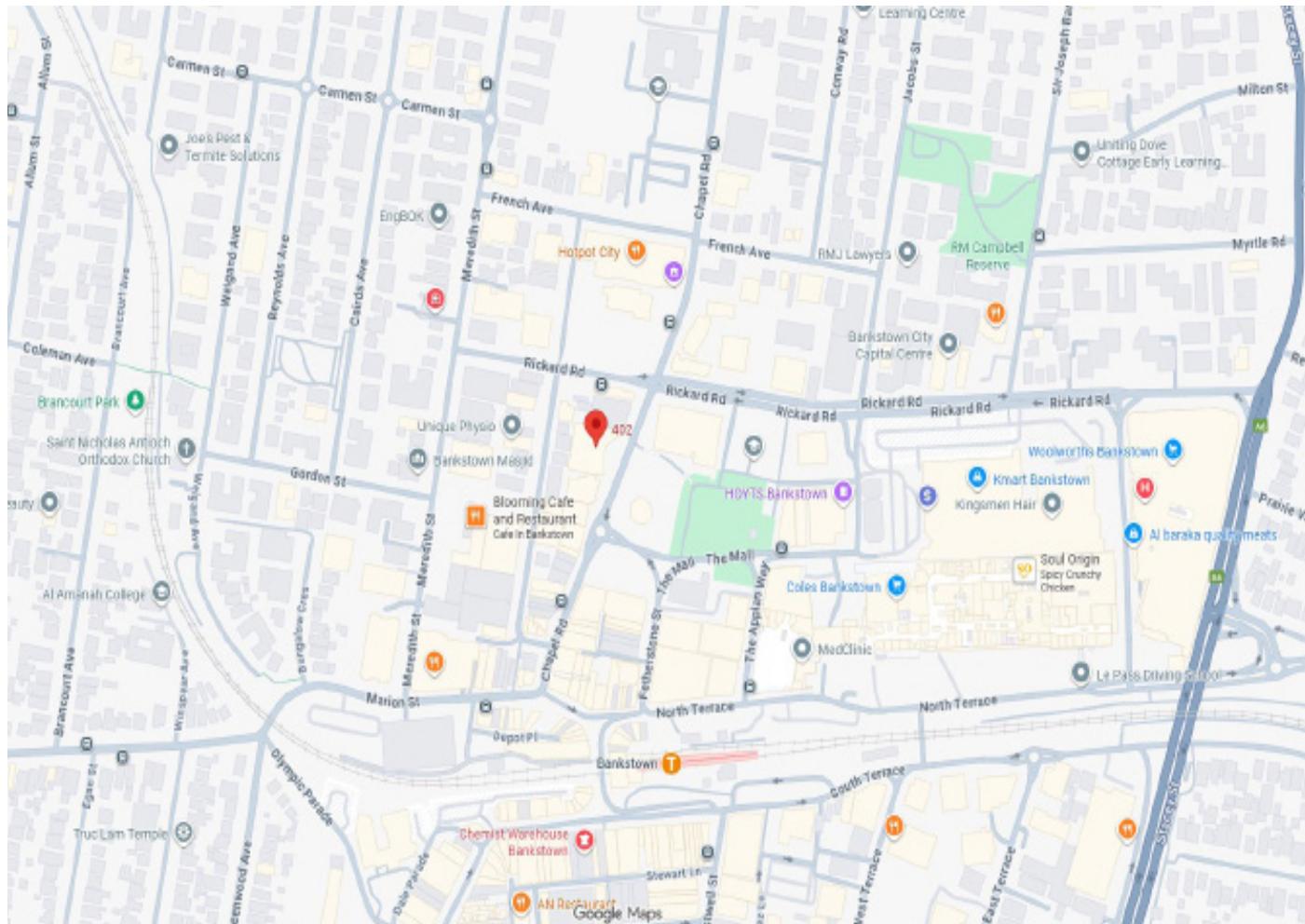
Bankstown is a vibrant and multicultural suburb located 16 kilometres south-west of the Sydney CBD, within the City of Canterbury-Bankstown local government area. As one of Sydney's most dynamic centres, Bankstown is on the cusp of major transformation, driven by an unprecedented wave of infrastructure and investment.

The area is set to benefit from a range of landmark projects, including the new Western Sydney University Bankstown City Campus, in partnership with the University of Technology Sydney, the arrival of the Sydney Metro City and Southwest services, and a \$1.3 billion new public hospital for Bankstown. These developments will enhance access to higher education, world-class healthcare, and innovative employment opportunities, positioning Bankstown as a leading hub for growth and progress in Western Sydney.

To harness this momentum, the Canterbury-Bankstown City Council has developed the Bankstown City Centre Master Plan—a forward-thinking growth strategy designed to shape the city's future. The Master Plan envisions a vibrant, 24-hour city centre that celebrates Bankstown's evolving role as a health, education, and innovation precinct. It promotes high-quality public spaces, diverse and affordable housing, improved transport connections, and a thriving pedestrian-friendly environment.

The plan's focus is on creating a liveable, sustainable, and inclusive city where more people can live, work, study, and invest. Streets will become lively and safe spaces both day and night, with modern amenities and open spaces enhancing the urban experience. Concentrated around the future Metro Station, new housing and employment opportunities will be seamlessly connected to essential services, infrastructure, and community facilities.

The Bankstown City Centre Master Plan provides a bold and innovative framework that will guide the suburb's transformation into a genuine health, academic, research, and training precinct—cementing Bankstown's place as one of Sydney's key strategic destinations for the future.





LIFT 1

LIFT 2

LIFT 3



Planning Details

MU1 - Mixed Use - 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

Key Planning Contacts

COUNCIL: Canterbury Bankstown City Council

TELEPHONE: 02 9707 9000

EMAIL: council@cbc-city.nsw.gov.au

WEBSITE: <https://www.cbc-city.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

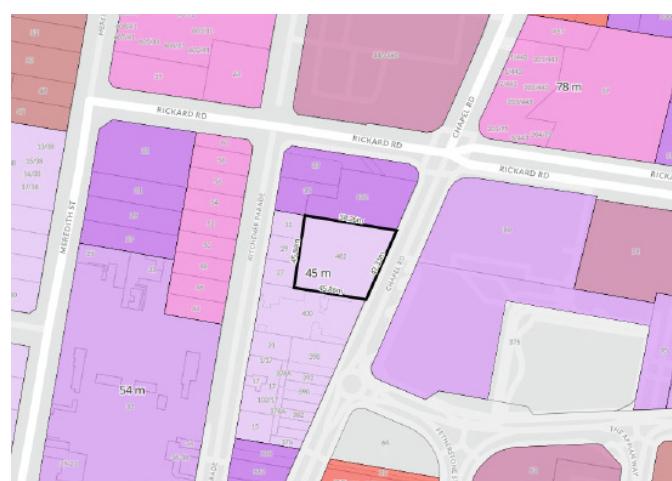
66-72 Rickard Road
Bankstown NSW 2200

Planning Controls



Zoning

MU1 - Mixed Use



Height of Building

45m



Floor Space Ratio

4:5:1





Sales Information

Contract for Sale

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

Open for Inspection

By Appointment with the Agent only

Auction

Where: Level 3/56 Kitchener Parade

Time: 6:00pm

When: 27th November 2025

Contact

Chris Wade

Sales Director

M: 0490 083 759

T: 02 9709 6111

E: chrisw@commercial.net.au



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