

5, 6 & 7/432 Chapel Road  
**BANKSTOWN**

Information Memorandum | **For Sale**



**COMMERCIAL**  
Property Group



BANKSTOWN  
BUSINESS CENTRE  
432

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\*Approximate

# OFFERING

**Address** 5, 6 & 7/432 Chapel Road Bankstown, NSW 2200

**Title Details** LOT 5, LOT 6, & LOT 7 SP55152

**Property Type** Commercial Office

**Office Area\*** For Suites 5 & 6 - 105 m<sup>2</sup>  
For Suite 7 - 42 m<sup>2</sup>

**Parking** For Suites 5 & 6 - 4 On Site Car Spaces  
For Suite 7 - 1 On Site Car Space

**Occupancy** Vacant

**Inspections** By Appointment with Agents

## Selling Agents

**Aaron Johnston**  
Sales & Leasing Executive  
M: 0474 515 567  
T: 1300 811 881  
E: [aaronj@commercial.net.au](mailto:aaronj@commercial.net.au)

**Eakveer Chonkar**  
Sales & Leasing Assistant Agent  
M: 0433 264 449  
T: 1300 811 881  
E: [eakveerc@commercial.net.au](mailto:eakveerc@commercial.net.au)

# PROPERTY SUMMARY

## Entry Level Commercial

Secure a practical office footprint in the core of Bankstown's commercial precinct. Offered individually or in combination, Suites 5, 6 and 7 provide flexible sizing for owner-occupiers and investors, with the added benefit of air conditioning to all suites and allocated on-title parking.

### Suite Options (areas + parking):

- Suites 5 & 6: 105m<sup>2</sup> + 4 car spaces
- Suite 7: 42m<sup>2</sup> + 1 allocated car space
- Total (Suites 5, 6 & 7): 147m<sup>2</sup> + 5 allocated car spaces

### Key Features:

- Flexible purchase/occupy options: secure one suite or multiple
- Air conditioning to all suites
- Functional office layouts suited to professional services, consulting and admin-based users (STCA)
- Allocated on-title parking for staff and clients
- Well-positioned within a highly accessible commercial building

### Location & Amenity (walking distances):

- Bankstown Station – approx. 351 m
- Bankstown Courthouse – approx. 193 m (via “Chapel Rd Opp Bankstown Court House” stop)
- Bus at your doorstep: “Chapel Rd Opp Bankstown Library and Knowledge Centre” – approx. 1 m
- Also 5 minutes' walk to the train station and the shopping centre

**105 m<sup>2</sup>**  
Office Area for Suites 5 & 6

**42 m<sup>2</sup>**  
Office Area for Suite 7

**147 m<sup>2</sup>**  
Total Office Area

**All suites**  
Airconditioning

**Up to 5**  
Allocated Car Spaces

# OUTGOINGS

	5	6	7
Council	\$1,091.80 PA	\$1,137.41 PA	\$1,086.80 PA
Water	\$97.00 PA	\$97.00 PA	\$97.00 PA
Starts	\$3,800.96 PA	\$6,432.40 PA	\$4,093.36 PA
Total	\$4,989.76 PA	\$7,666.81 PA	\$5,277.16 PA



# LOCATION

**Bankstown, NSW 2200**, is a major metropolitan centre in Sydney's south-west, located approximately 20 kilometres from the Sydney CBD. It serves as a key commercial, retail, and administrative hub within the Canterbury-Bankstown local government area, supporting a large and diverse residential catchment. The suburb features a well-defined CBD with strong daily activity driven by retail, government services, education facilities, and health uses.

From a commercial real estate perspective, Bankstown offers a balanced mix of retail, office, medical, and service-based properties. Retail demand is anchored by Bankstown Central Shopping Centre and surrounding strip retail, benefiting from consistent foot traffic and local spending. Office accommodation is predominantly B-grade, appealing to government departments, professional services, and cost-conscious tenants seeking accessibility without Sydney CBD rental levels. Medical and allied health uses are also well represented due to the proximity of Bankstown Hospital and established health precincts.

Bankstown's accessibility is a key driver of its commercial appeal, with heavy rail services, a major bus interchange, and direct access to arterial roads including the M5 Motorway, Hume Highway, and Canterbury Road. Ongoing infrastructure investment, including the Sydney Metro City and Southwest project, is expected to further enhance connectivity and support long-term commercial demand. Overall, Bankstown presents a resilient commercial market characterised by stable tenant demand, essential services, and gradual growth prospects.









# 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**



**Building Height Limit**  
**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 Appointment with Agents

## Contact

**Aaron Johnston**  
**Sales & Leasing Executive**  
M: 0474 515 567  
T: 1300 811 881  
E: [aaronj@commercial.net.au](mailto:aaronj@commercial.net.au)

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**COMMERCIAL**  
Property Group

Level 3, 56 Kitchener Parade  
Bankstown NSW 2200  
P. 02 9709 6111  
W: [www.commercial.net.au](http://www.commercial.net.au)