

# 7/17 Kitchener Parade **BANKSTOWN**

Information Memorandum | **For Sale**



**COMMERCIAL**  
Property Group



CENTRE FOR  
**Developing**  
**Children**

GYM 1



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CENTRE FOR  
Developing  
Children

17  
Kitchener Parade

2P  
P  
8:00 AM - 6:00 PM  
MON - FRI

\*Approximate

# OFFERING

**Address** 7/17 Kitchener Parade, Bankstown

**Title Details** Lot 7 SP 89471

**Property Type** Offices / Retail

**Office Area\*** 135 m<sup>2</sup>

**Parking** On Site Car Spaces

**Auction** 25<sup>th</sup> June 2026  
Level 3/56 Kitchener Parade  
Bankstown NSW 2200 at 6:00 pm

**Inspections**  
Open for Inspection:  
Monday: 12:45pm – 1:15pm  
Thursday: 12:30pm – 1:00pm

**Selling Agents**  
**Chris Wade**  
Sales Director  
M: 0490 083 759  
T: 1300 811 881  
E: [chrisw@commercial.net.au](mailto:chrisw@commercial.net.au)

Play.  
Movement.  
Connection.

Occupational Therapy & Sensory Gym



MAX CLEAR

# PROPERTY SUMMARY

## 7%(approx.) + RETURN COMMERCIAL INVESTMENT

A standout opportunity in the heart of Bankstown CBD

Step into a secure, income-producing commercial asset with a modern first-floor office suite, perfectly positioned for long-term growth and stability. This well-appointed space is leased to an established specialist tenant on a fresh 3-year agreement, delivering reliable returns from day one.

### Property Highlights

- Modern, well-exposed first-floor office with excellent street presence
- Abundant natural light and a professional, high-quality fitout
- Prime Bankstown CBD location with unbeatable access to local amenities
- Welcoming reception area, three private rooms, and an eat-in kitchen
- Secure basement parking for 2 cars plus convenient lift access
- New 3-year lease to a specialist tenant, offering strong investment security

### Open for Inspection

- Monday: 12:45pm – 1:15pm
- Thursday: 12:30pm – 1:00pm

This is a rare chance to secure a quality commercial investment with a solid return and minimal fuss — ideal for investors seeking stability, visibility, and long-term value.

 Chris Wade  
 0490 083 759  
 [chrisw@commercial.net.au](mailto:chrisw@commercial.net.au)

The image shows a modern office space with a desk, chair, and whiteboard. The room is well-lit and has a clean, professional appearance. The text is overlaid on the image in a blue and white color scheme.

**135 m<sup>2</sup>**

**Total Office Area**

**Three (3) Rooms**

**+ Reception + Kitchen**

**Two (2) Cars**

**Basement Parking Spaces**

# TENANCY DETAILS

## Tenant

Centre For Developing Children

3 year lease expires 7/9/2028

Annual Rent \$65,000 pa gross +GST

Annual increases of CPI or 4%



17

Kitchener Parade

## OUTGOINGS

Water Rates	\$844.36 PA
Council Rates	\$1,242.24 PA
Strata Levies	\$5,110.40
<b>TOTAL</b>	<b>\$7,197.00 PA</b>

# LOCATION

**Canterbury, NSW 2193**, is an established inner south-west suburb located approximately 10 kilometres from the Sydney CBD within the City of Canterbury-Bankstown local government area. The suburb is positioned along the Cooks River and benefits from close proximity to key commercial centres including Campsie, Marrickville, and Bankstown.

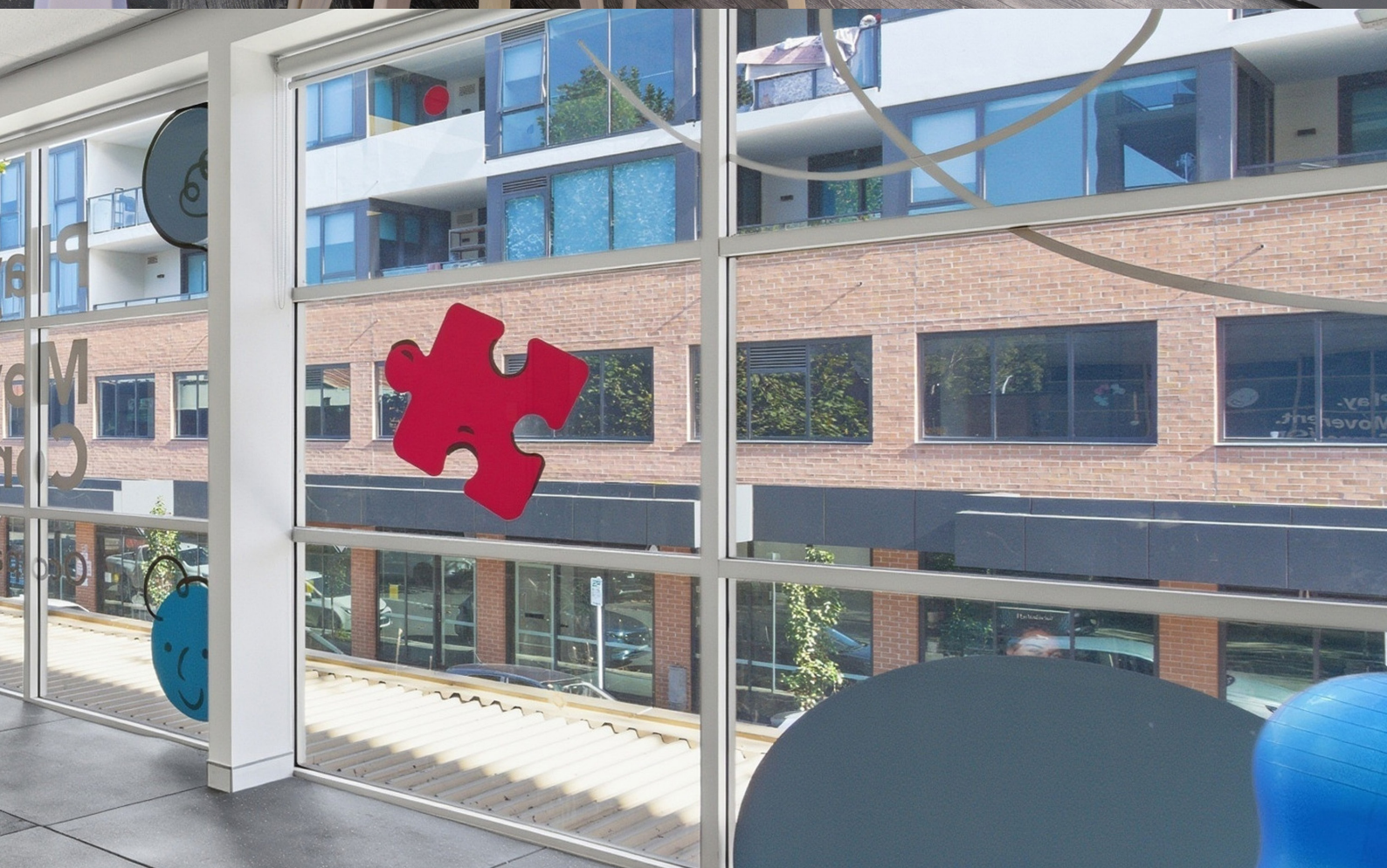
From a commercial real estate perspective, Canterbury supports a mix of neighbourhood retail, residential mixed-use development, medical services, and professional businesses that cater to the surrounding residential population. Commercial activity is centred around Canterbury Road and the railway station precinct, where local shops, cafes, and service operators benefit from steady pedestrian and commuter activity. Ongoing medium and higher-density residential development continues to support local business demand and urban renewal within the area.

Canterbury benefits from strong connectivity through Canterbury railway station, major bus routes, and arterial roads including Canterbury Road and King Georges Road. Its relatively close proximity to the Sydney CBD, combined with continued infrastructure investment and population growth across the inner south-west, underpins a stable and evolving commercial market attractive to investors and occupiers seeking accessibility and long-term growth potential.









# 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

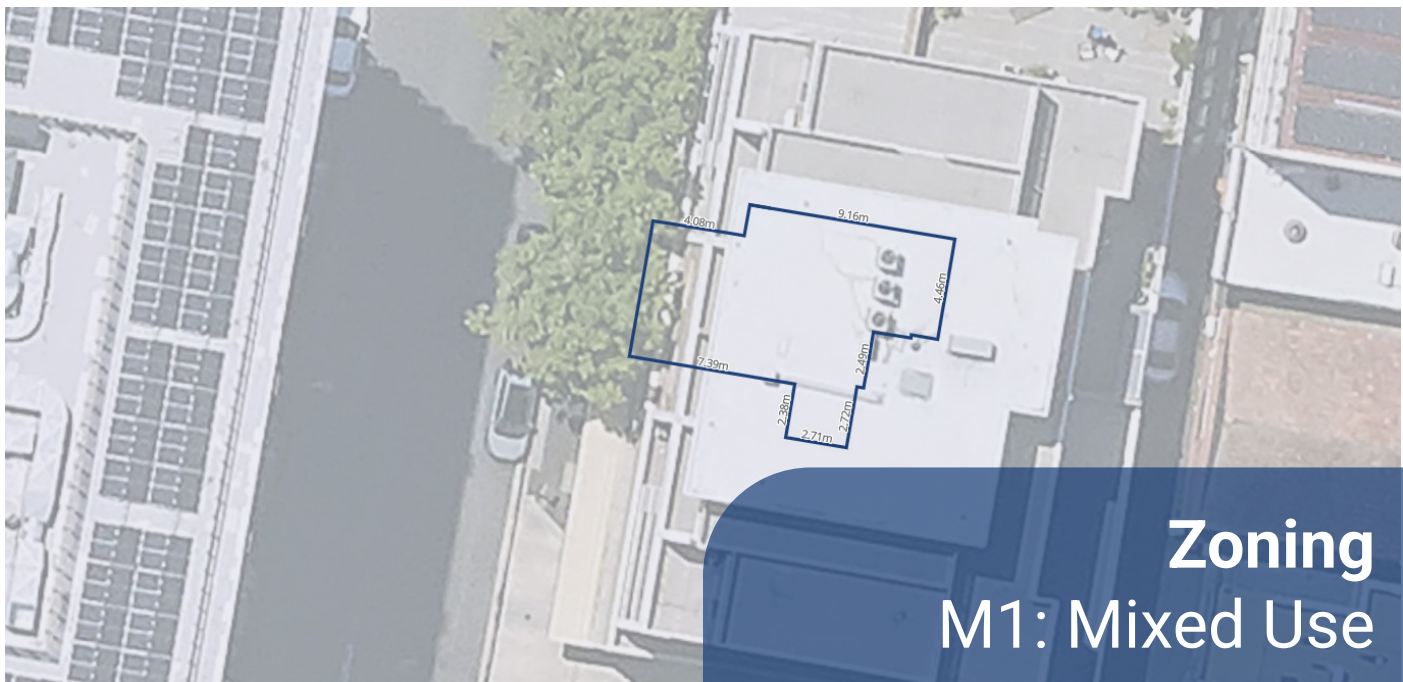
Home occupations

### 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

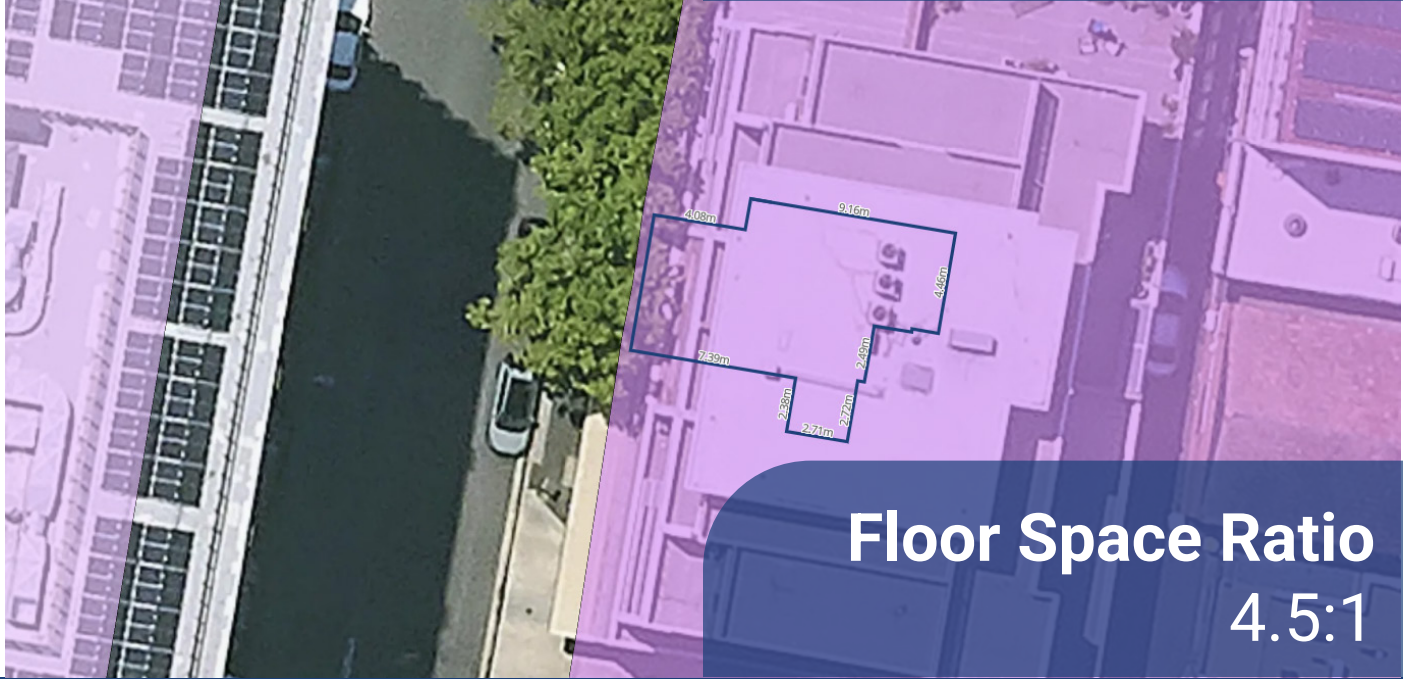
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist 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**  
**M1: Mixed Use**



**Building Height Limit**  
**45 m**



**Floor Space Ratio**  
**4.5:1**





# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

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## Contact

**Chris Wade**

Sales Director

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**25**  
Years

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