



Shops 1-5/333-339  
Stoney Creek Road  
**KINGSGROVE**  
Information Memorandum | For Sale



M5

M8

Sydney City

333-339 Stone  
Kings

Stoney Creek Road



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An aerial photograph of a residential street in Kingsgrove, showing a mix of houses and a larger commercial-style building. A blue semi-transparent box is overlaid on the left side of the image.

Stoney Creek Road  
Kingsgrove

# Executive Summary

<b>Address</b>	Shops 1-5/333-339 Stoney Creek Road, Kingsgrove	
<b>Legal Description</b>	Lots 14,15,16,17,18 SP96404	
<b>Property Type</b>	Strata Retail Shops	
<b>Total Building Area*</b>	Shop 1 - 147m <sup>2</sup> Shop 2 - 104m <sup>2</sup> Shop 2a - 75m <sup>2</sup> Shop 2b - 75m <sup>2</sup>	Shop 3 - 57m <sup>2</sup> Shop 4 - 55m <sup>2</sup> Shop 5 - 71m <sup>2</sup> <b>Total - 584m<sup>2</sup></b>
<b>Parking*</b>	10 allocated car spaces	
<b>LGA</b>	Georges River Council	
<b>Zoning</b>	B2 – Local Centre under Georges River Local Environmental Plan 2021	
<b>Height of Building</b>	9m	
<b>Occupancy</b>	Tenanted Investment	
<b>Outgoings*</b>	\$21,087.64 pa	
<b>Open for Inspection</b>	By Appointment	
<b>Expressions Of Interest</b>	Closing Thursday 20th April 2023 at 4:00pm (If not sold prior)	
<b>Selling Agents</b>	<p><b>Greg Carr</b> Sales &amp; Leasing Consultant M: 0477 880 576 T: 9546 3555 E: gregc@commercial.net.au</p> <p><b>Ryan McMahon</b> Sales &amp; Leasing - Associate Director M: 0429 228 460 T: 9546 3555 E: ryanm@commercial.net.au</p> <p><b>Jackson Chambers</b> Sales &amp; Leasing Consultant M: 0467 001 048 T: 9546 3555 E: jacksonc@commercial.net.au</p>	

\*Approximate





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Hurstville CBD

333-339 Stoney Creek Road  
Kingsgrove

Stoney Creek Road



# Key Features



55m<sup>2</sup> to 584m<sup>2</sup> total internal  
floorspace



10 allocated basement  
car spaces



Total NET income of  
\$259,832.36 pa+ GST



7% Net Return



Huge exposure  
to 20,000 cars p.a.\*



1.3km to Beverly Hills Station &  
2km to Kingsgrove Station

# The Asset

## Description

CPG are pleased to present to market for sale via expressions of interest 5 strata title shops from 54m<sup>2</sup>\* to 254m<sup>2</sup>\* (Total Area: 584m<sup>2</sup>\*), all being offered to market with secure leases and rental income reflecting a 7% NET return per shop - ideal for both entry level investors who can secure only 1 shop, or astute investors seeking a significant leased asset by securing multiple/all shops,

Located in a modern, recently developed strata-titled building on a high-traffic road with both allocated and side street parking, these shops offer ample space, exposure, and flexibility for a variety of commercial and retail uses making it an ideal investment opportunity while also being ideal for any business owners looking to utilise the immense exposure of Stoney Creek road to expand and establish their presence and occupy the shop/s once the leases expire.

## Property Highlights

- Modern building constructed in 2017
- 5 separate strata titled shops from 54m<sup>2</sup>\* – 254m<sup>2</sup>\* total of 584m<sup>2</sup>\* of building
- Corner position on high traffic road for maximum exposure
- Shops can be secured individually or all together, or in combinations
- Rental incomes ranging from \$26,000.00 + GST pa \$75,000.00 + GST pa per shop
- Can be acquired at a 7% NET return (after outgoings) based on our price guide
- Secure lease terms between 2 – 5 years
- Rear lane access to all shops ideal for loading and product transfer
- Common disabled amenities and both male & female amenities )
- 1.3km to Beverly Hills Station & 2km to Kingsgrove Station

\*Approximate



## Statutory Outgoings

#	UCV (2022)	LAND TAX	STRATA LEVIES P.A.*	COUNCIL RATES P.A.*	WATER RATES P.A.*	TOTAL P.A.*
Lot 14	\$66,276.00	\$61,016.00	\$1,737.24	\$1,704.00	\$868.72	\$4,309.96
Lot 15	\$105,336.00	\$96,976.00	\$2,761.08	\$1,988.00	\$1,440.72	\$6,189.80
Lot 16	\$48,888.00	\$45,008.00	\$1,281.44	\$1,132.00	\$733.36	\$3,146.80
Lot 17	\$48,888.00	\$45,000.00	\$1,281.44	\$1,132.00	\$733.36	\$3,146.80
Lot 18	\$62,496.00	\$57,536.00	\$1,638.16	\$1,704.00	\$952.12	\$4,294.28
<b>Total</b>		<b>\$8,699.36</b>	<b>\$7,660.00</b>	<b>\$4,728.28</b>	<b>\$21,087.64</b>	

\* Approximate

## Tenancy Schedule

SHOP #	TENANT	BUILDING AREA (M <sup>2</sup> )*	CAR SPACES	ANNUAL GROSS RENT (+ GST)	BOND (GST Incl.)	TERM	OPTION	EXPIRY	INCREASES
1 (Lot 14)	Zanya's Cafe Pty Ltd	147.00	2	\$75,000.00	20,625.00	5 years	5 years	TBC	3%
2 (Lot 15)	Eternal Skin Clinic Pty Ltd	104.00	1	\$45,240.00	\$20,000.00	2 years	1 Year	15/12/2024	3%
2a (Lot 15)	Jessica Caracoglia	75.00	1	\$34,840.00	\$3,193.66	2 years	1 Year	01/01/2025	3%
2b (Lot 15)	Fade Culture	75.00	0	\$45,240.00	\$10,000.00	3 years	Nil	30/06/2025	3%
3 (Lot 16)	Skyrise Realty	57.00	2	\$26,000.00	\$2,700.00	2 years	1 Year	01/01/2024	3%
4 (Lot 17)	Fillara Fitness	55.00	2	\$26,000.00	\$7,150.00	2 years	1 Year	31/03/2024	3%
5 (Lot 18)	Hair With Sammy	71.00	2	\$28,600.00	\$7,865.00	3 years		New Tenancy Commencing March	
<b>TOTAL</b>		<b>584.00</b>	<b>10</b>	<b>\$280,920.00</b>	<b>pa Gross + GST</b>				





Shop 2



Shop 2



Shop 2



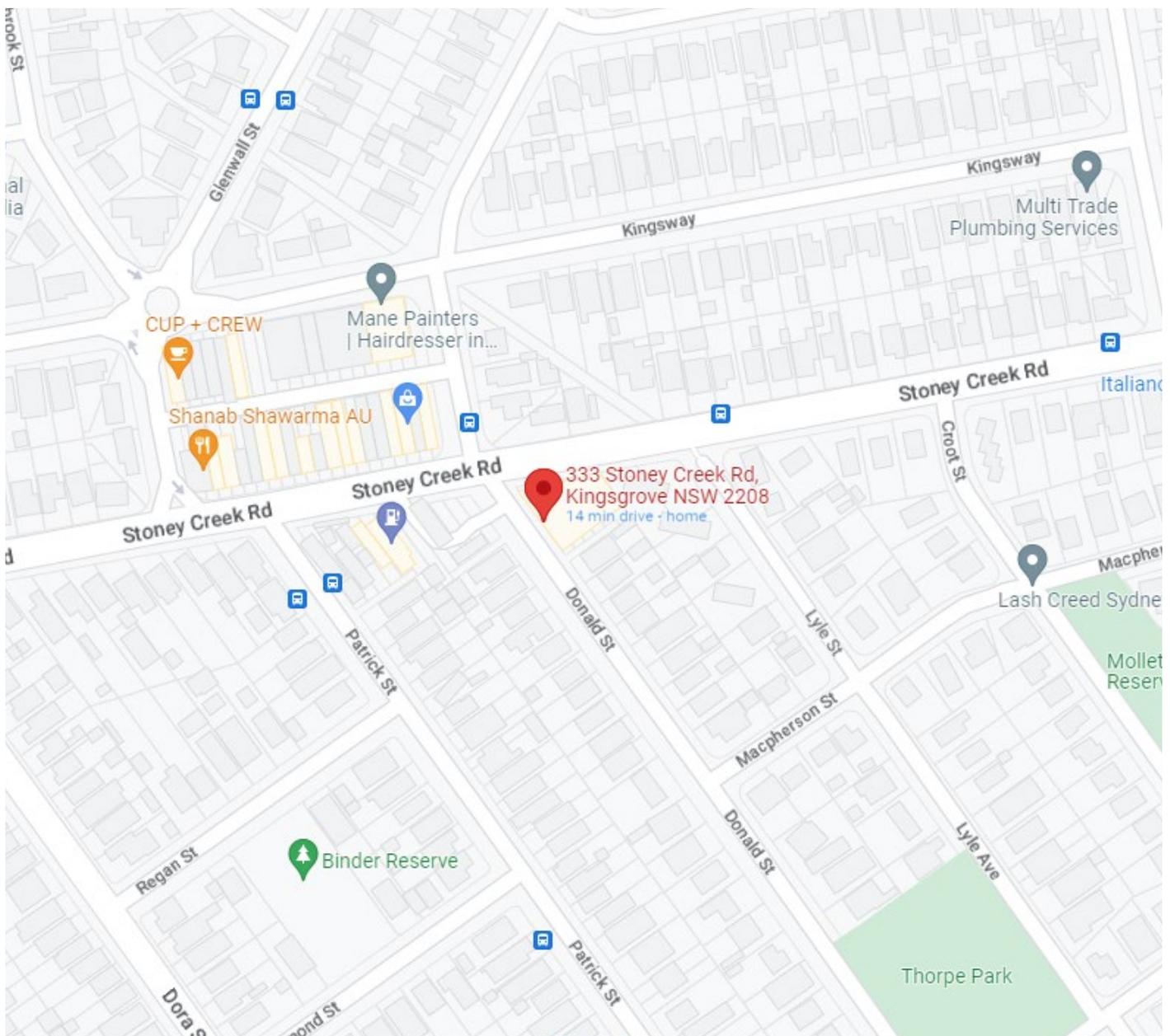
Shop 2

# Location

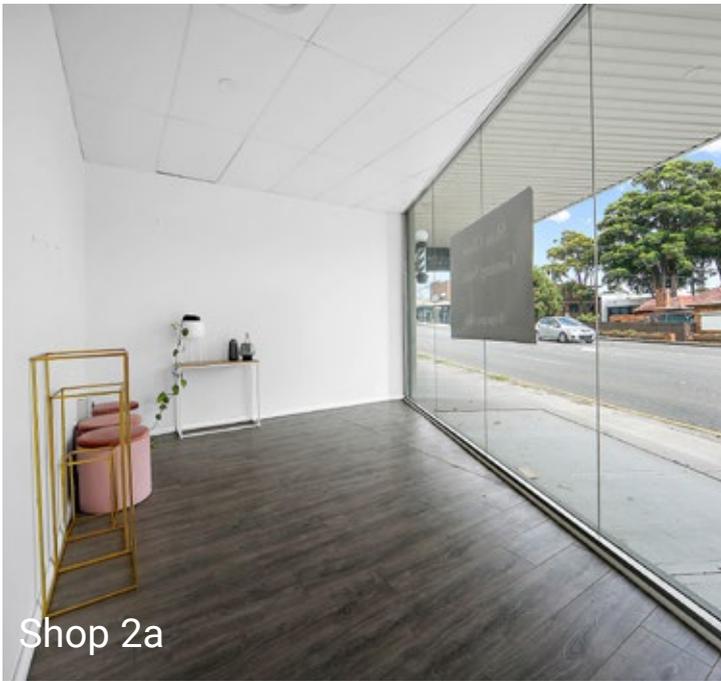
**Kingsgrove** is a suburb in Southern Sydney, 13 kilometres south of the Sydney central business district and lies across the local government areas of the City of Canterbury-Bankstown, Bayside Council and the Georges River Council. The main shopping centre is located on Kingsgrove Road, south of Kingsgrove railway station. Commercial and industrial developments are located on the northern side of the railway line, west of Kingsgrove Road. There are also some commercial developments scattered along Stoney Creek Road and Canterbury Road. A small group of shops on Stoney Creek Road is known as the Kingsway locality. Kingsgrove RSL Club is located in Brocklehurst Lane behind Kingsgrove Road.

Kingsgrove Road features a variety of food outlets, gift stores, restaurants, cafes, hair salons and services such as Solicitors, Banks, Accountants and General Practitioners. There is also a Woolworths supermarket, a Bunnings Warehouse and three petrol stations in the area.

Source: Wikipedia and Google Maps







Shop 2a



Shop 2a



Shop 2a



Shop 2b



Shop 2b



Shop 2b



Shop 2b

# Planning Details

## B2 – Local Centre under Georges River Local Environmental Plan 2021

### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure development contributes to the vibrancy and economic viability of the centre.
- To allow residential development to provide housing that meets the needs of the community.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; 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:** Georges River Council

**TELEPHONE:** 02 9330 6400

**EMAIL:** [mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)

**WEBSITE:** [www.georgesriver.nsw.gov.au](http://www.georgesriver.nsw.gov.au)

**POSTAL ADDRESS:**

PO Box 205  
Hurstville BC NSW 1481

**STREET ADDRESS:**

Corner MacMahon and Dora Streets,  
Hurstville NSW 2220

## Planning Controls



### Zoning

B2 - Local Centre



### Height of Building

9m



### Floor Space Ratio

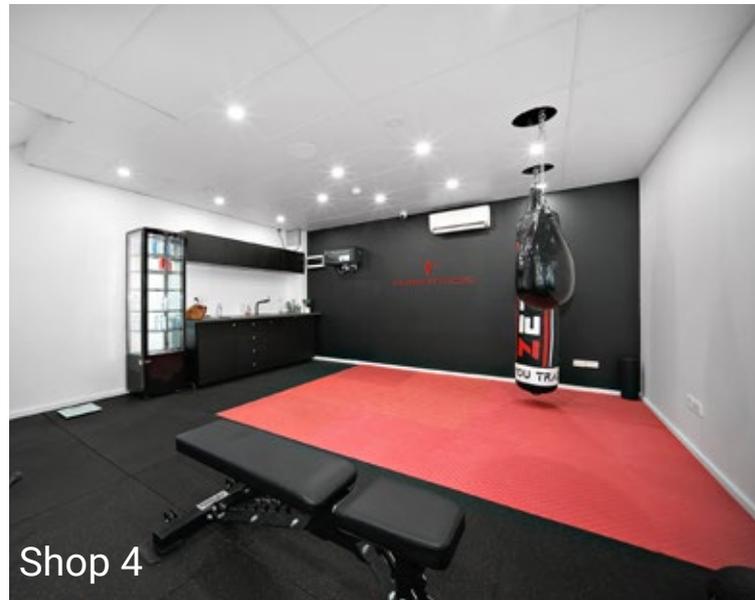
1.5:1



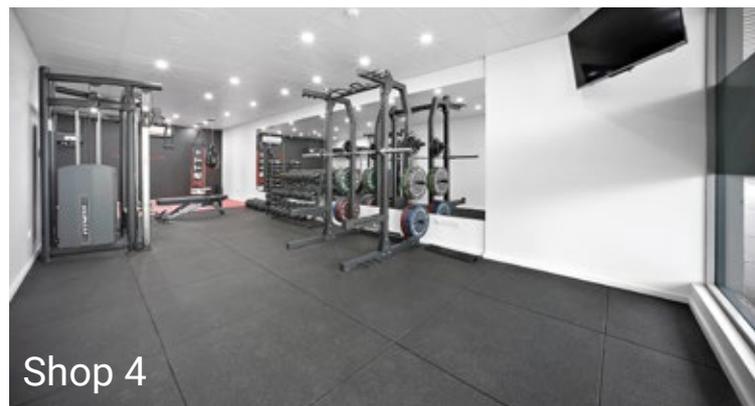
Shop 4



Shop 4



Shop 4



Shop 4



Shop 5



Shop 5



Shop 5

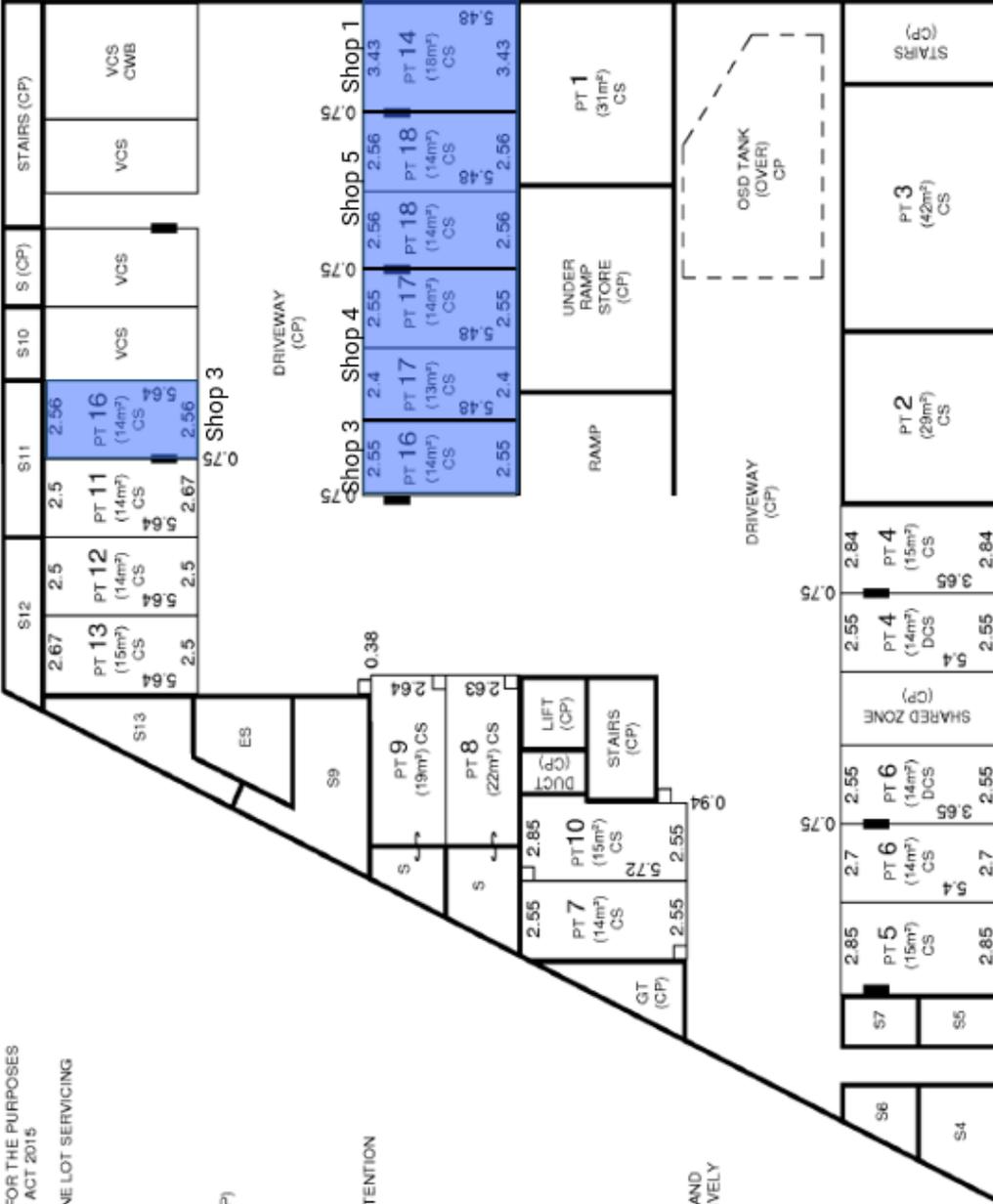


AREAS ARE APPROXIMATE ONLY SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

ALL DUCTS AND SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY

- S DENOTES STORAGE AREA
- CP DENOTES COMMON PROPERTY
- CS DENOTES CARSPACE
- ES DENOTES ELECTRICAL SERVICES (CP)
- GT DENOTES GREASE TRAP (CP)
- CWB DENOTES CAR WASH BAY (CP)
- DCS DENOTES DISABLED CARSPACE
- OSD DENOTES ONSITE STORMWATER DETENTION
- VCS DENOTES VISITOR CARSPACE (CP)
- S4 DENOTES S, PT 4 (8m<sup>2</sup>)
- S5 DENOTES S, PT 5 (5m<sup>2</sup>)
- S6 DENOTES S, PT 6 (5m<sup>2</sup>)
- S7 DENOTES S, PT 7 (5m<sup>2</sup>)
- S9 DENOTES S, PT 9 (15m<sup>2</sup>)
- S10 DENOTES S, PT 10 (3m<sup>2</sup>)
- S11 DENOTES S, PT 11 (6m<sup>2</sup>)
- S12 DENOTES S, PT 12 (6m<sup>2</sup>)
- S13 DENOTES S, PT 13 (10m<sup>2</sup>)

DENOTES PROLONGATION OF FACE AND CENTERLINE OF COLUMN, RESPECTIVELY



Registered

Surveyor: JOHN WALTON  
Surveyor's Ref: 3129-16SP  
Subdivision No: SC3004  
Lengths are in metres Reduction Ratio 1 : 150

09.10.2017

SP96404

**BASEMENT**

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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# Sales Information

## Contract for Sale

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

## Inspections

By Private Appointment

## Expressions of Interest

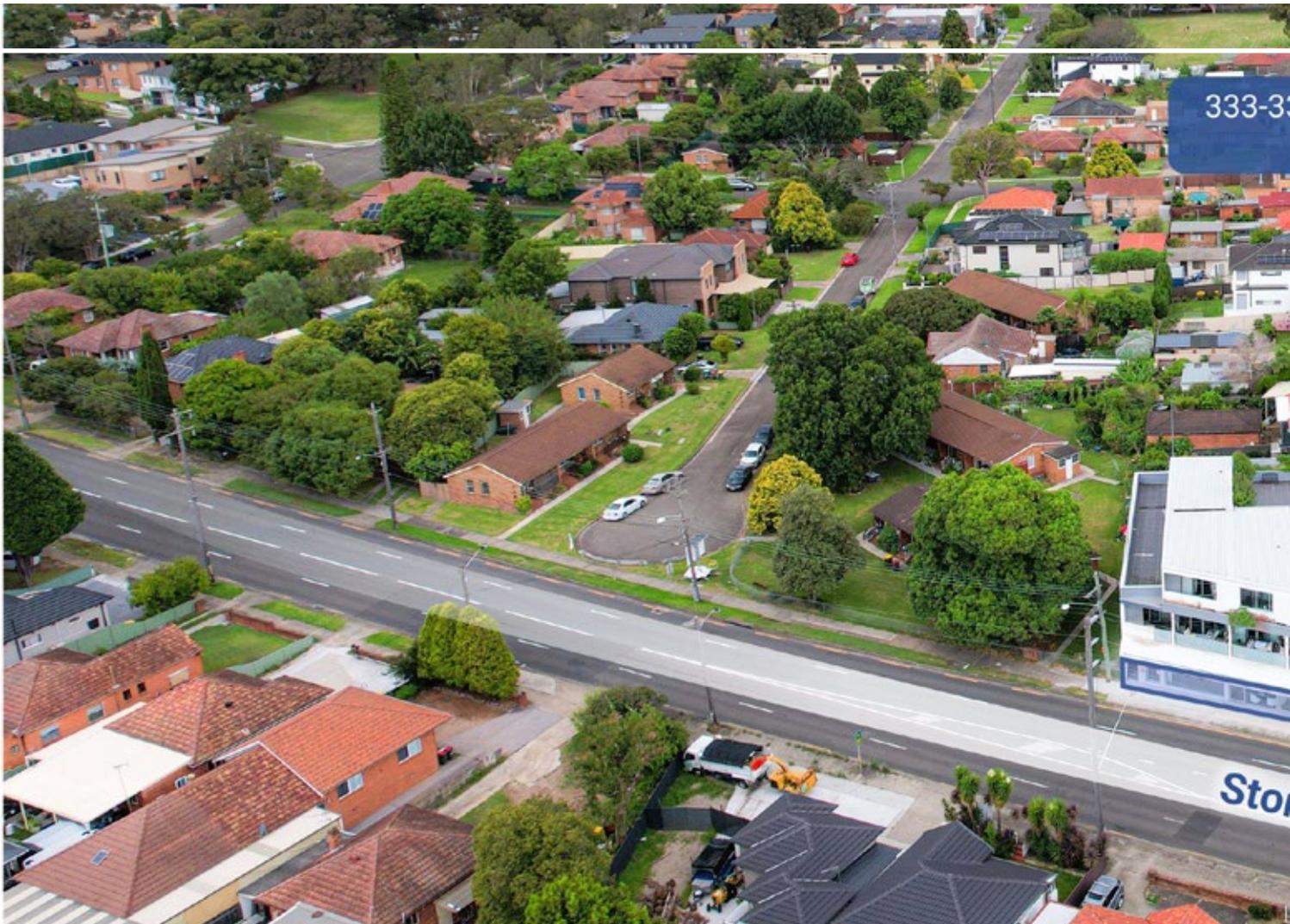
Closing Thursday 20th April 2023 at 4:00pm  
(If not sold prior)

## Contact

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M: 0477 880 576  
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