



25 Hugh Street
BELMORE

Information Memorandum | For Sale







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Executive Summary

Address	25 Hugh Street, Belmore NSW 2192
Legal Description	LOT B DP321262
Property Type	Industrial Land
Land Area*	434m ²
Parking*	3 On-Site Car Spaces
LGA	Canterbury-Bankstown City Council
Zoning	IN2: Light Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Floor to Space Ratio	1:1
Occupancy	Vacant Possession Sale
Outgoings*	To Be Confirmed
Open for Inspection	Starting at 12.15pm to 12.45pm from Thursday, 30th January 2025 - On-site at 25 Hugh Street, Belmore
Auction	6.00pm on Thursday, 27th February 2025 In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents

Ben Panayotopoulos
Senior Sales & Leasing Executive
M: 0430 140 683
T: 02 9709 6111
E: benp@commercial.net.au

*Approximate





Comparable Sales

41 Hugh Street, Belmore

SALE PRICE: \$2,950,000.00

SALE DATE: November 2023

BUILDING AREA: 370m²

LAND AREA: 650m²

RATE ON LAND: \$4,538.46 Per m²



7 Hugh Street, Belmore

SALE PRICE: \$1,850,000.00

SALE DATE: November 2023

BUILDING AREA: 360m²

LAND AREA: 417m²

RATE ON LAND: \$4,436.45 Per m²



74 Yerrick Road, Lakemba

SALE PRICE: \$1,950,000.00

SALE DATE: April 2024

BUILDING AREA: N/A

LAND AREA: 582m²

RATE ON LAND: \$3,350.51 Per m²



100 Benaroon Road, Lakemba

SALE PRICE: \$2,300,000.00

SALE DATE: December 2023

BUILDING AREA: N/A

LAND AREA: 692m²

RATE ON LAND: \$3,323.69 Per m²



*Approximate

Comparable Sales

4 Pettit Avenue, Lakemba

SALE PRICE: \$1,710,000.00

SALE DATE: June 2022

BUILDING AREA: N/A

LAND AREA: 510m²

RATE ON LAND: \$3,352.94 Per m²



10 Pettit Avenue, Lakemba

SALE PRICE: \$1,712,000.00

SALE DATE: July 2021

BUILDING AREA: N/A

LAND AREA: 506m²

RATE ON LAND: \$3,383.39 Per m²



39 Hugh Street, Belmore

SALE PRICE: \$2,320,000.00

SALE DATE: December 2023

BUILDING AREA: N/A

LAND AREA: 645m²

RATE ON LAND: \$3,596.89 Per m²



72 Yerrick Road, Lakemba

SALE PRICE: \$1,900,000.00

SALE DATE: April 2024

BUILDING AREA: N/A

LAND AREA: 538m²

RATE ON LAND: \$3,531.59 Per m²



PARRAMATTA CBD

SYDNEY OLYMPIC PARK

ENTRE

PUNCHBOWL ROAD

25 HUGH STREET
BELMORE



Key Features



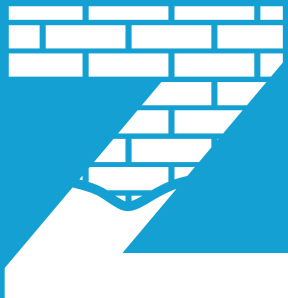
434m² Land



3 On-site
Car Spaces



Collect income, whilst
you lodge your DA



IN2: Light Industrial
Zoning



Development upside



Close proximity to
King Georges & Punchbowl
Road, M5 & M4
Motorways



Description

 A rare opportunity to acquire a strategically located property with significant development and investment potential. Set on a 434m² site, this property is zoned IN2 Light Industrial, providing versatility for a range of industrial, commercial, or mixed-use purposes (STCA). 

Property Highlights:

• Existing Improvements:

- o A house featuring 2 bedrooms, 1 bathroom, and 3 parking spaces, ideal for immediate use as an office or residence.
- o Flexible layout, perfect for trade businesses, owner-occupiers, or interim use while planning redevelopment.

• Development Potential:

- o IN2 Light Industrial Zoning enables a wide variety of uses, including warehouses, light manufacturing, warehousing facilities, and trade workshops (STCA).
- o Suitable for developers to redevelop into a bespoke industrial facility or for investors looking to secure a high-demand site with future growth in a high tenant demand location

Strategic Location Advantages:

• Excellent Connectivity:

- o Positioned within minutes of Punchbowl Road and King Georges Road, ensuring easy access to Sydney's major arterial road network.
- o Convenient proximity to the M5 and M4 Motorways, providing efficient transport routes to Sydney CBD, Port Botany, and the Greater Western Sydney region.

• Prime Industrial Precinct:

- o Located in Belmore's established industrial hub, surrounded by a variety of thriving businesses.
- o Close proximity to Belmore Railway Station, enhancing access for workers and clients.

Who This Property Suits:

- **Owner-Occupiers:** Move in after the lease expires and design a property tailored to your business requirements.
- **Investors:** Benefit from current rental income and the potential for capital growth in a high-demand industrial market.
- **Developers:** Secure a freehold property at land value, redevelop, and reap the rewards of a booming industrial sector (STCA).





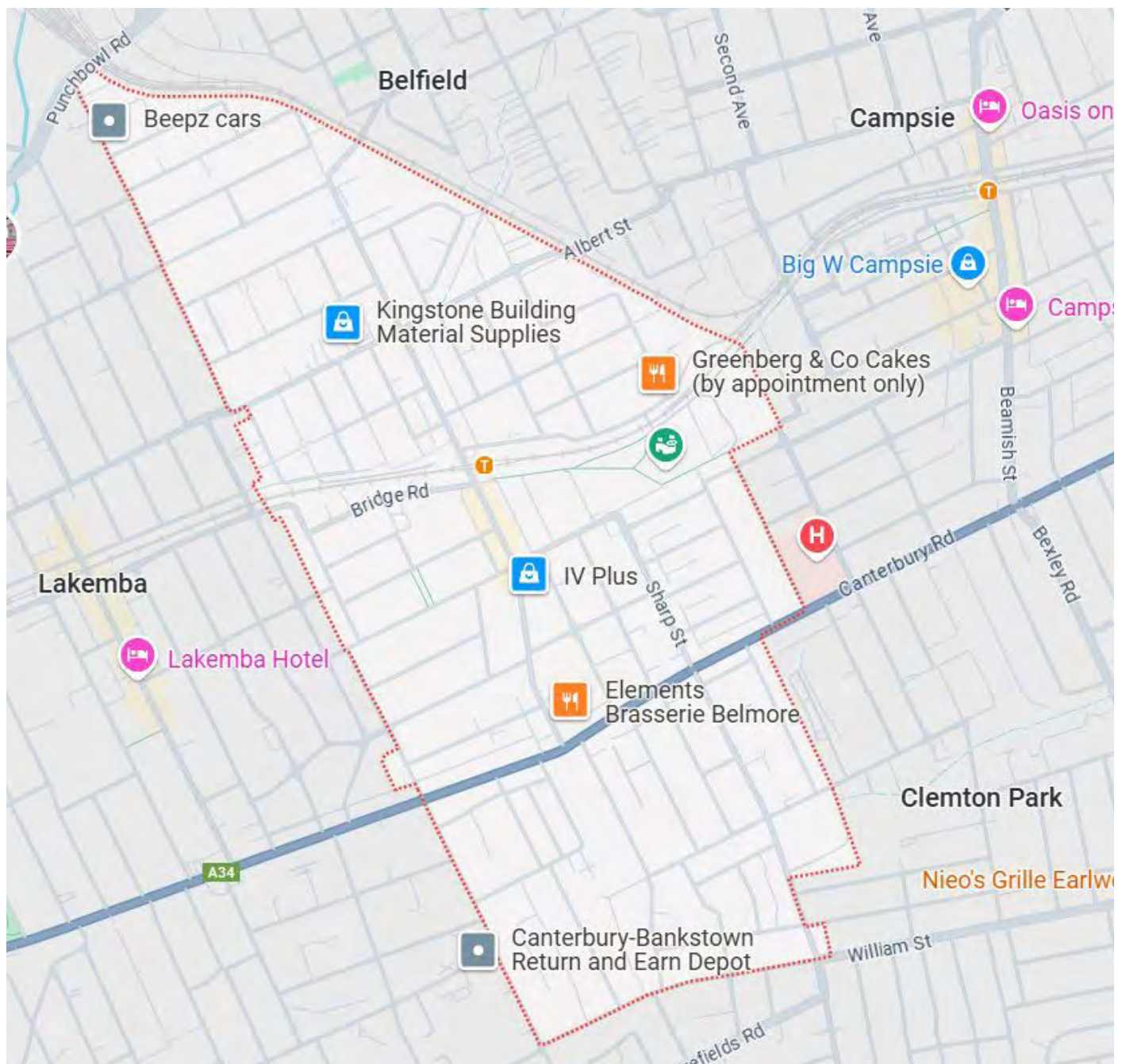
Location

Belmore is a suburb of Sydney, in the state of New South Wales, Australia. Rapidly gentrifying, Belmore is located 11 kilometres south-west of the Sydney central business district, in the local government area of the City of Canterbury-Bankstown.

Belmore contains a mixture of residential, significant landmarks, commercial and industrial developments. The main commercial area is located along Burwood Road, near Belmore railway station. Commercial and industrial developments are also located along Canterbury Road and surrounding streets.

Belmore railway station is located on the Bankstown railway line. The line was opened in 1895 and electrified in 1926. The station at Belmore opened on 1 February 1895. The station was temporarily closed on 30 September 2024 to allow for the line to be converted to Sydney Metro standards. Once reopened, the station will be serviced by the Metro North West & Bankstown Line.

Belmore has many bus routes navigating to the south, to the north and the inner south west to the Sydney CBD.

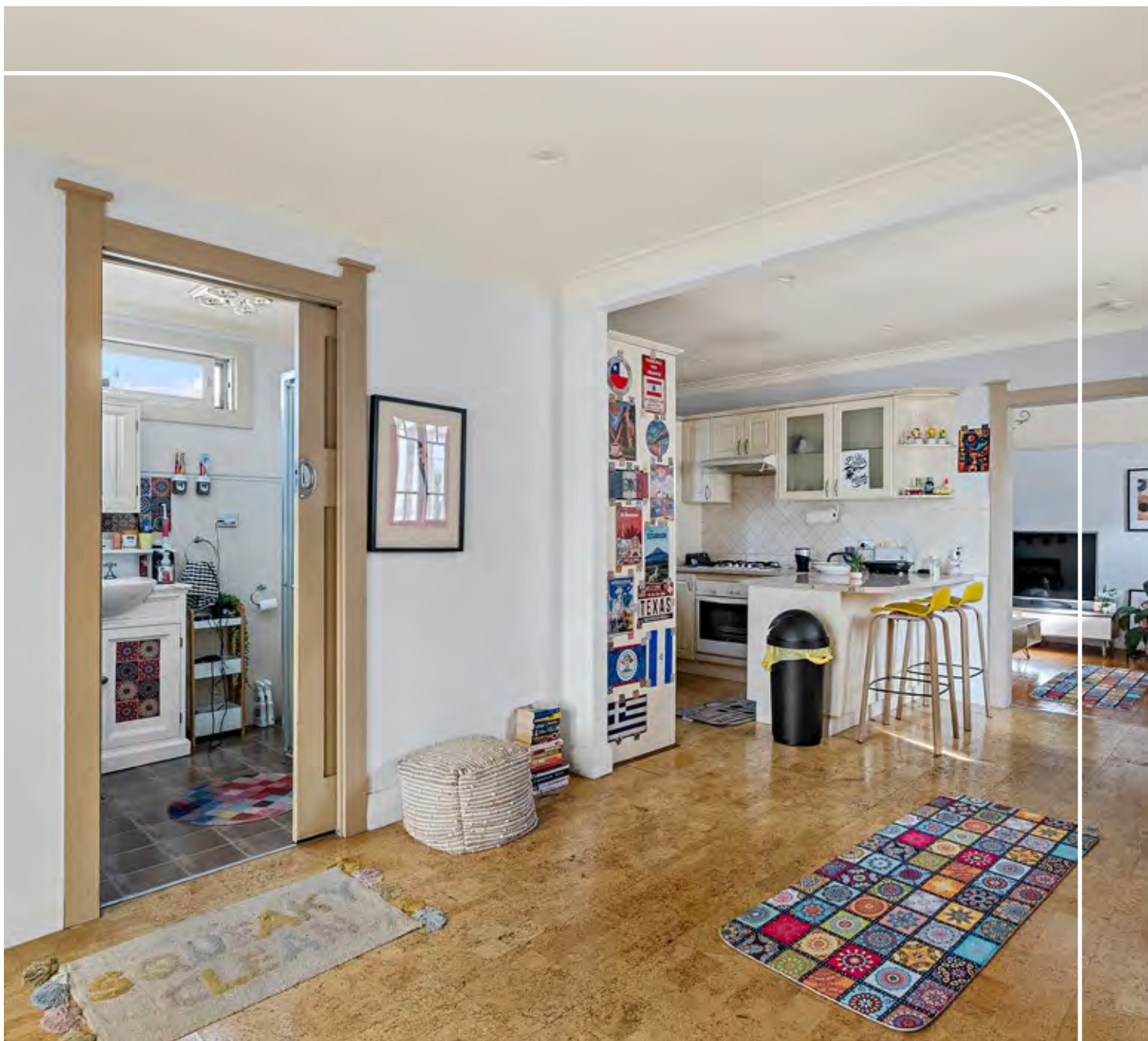


SYDNEY CBD

CANTERBURY

25 HUGH STREET
BELMORE







Planning Details

IN2: Light Industrial under Canterbury-Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Resource recovery facilities; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

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

Zone IN2: Light Industrial



Height of Building

To Be Confirmed



Floor Space Ratio

1:1

Sales Information

Contract for Sale

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

Open for Inspection

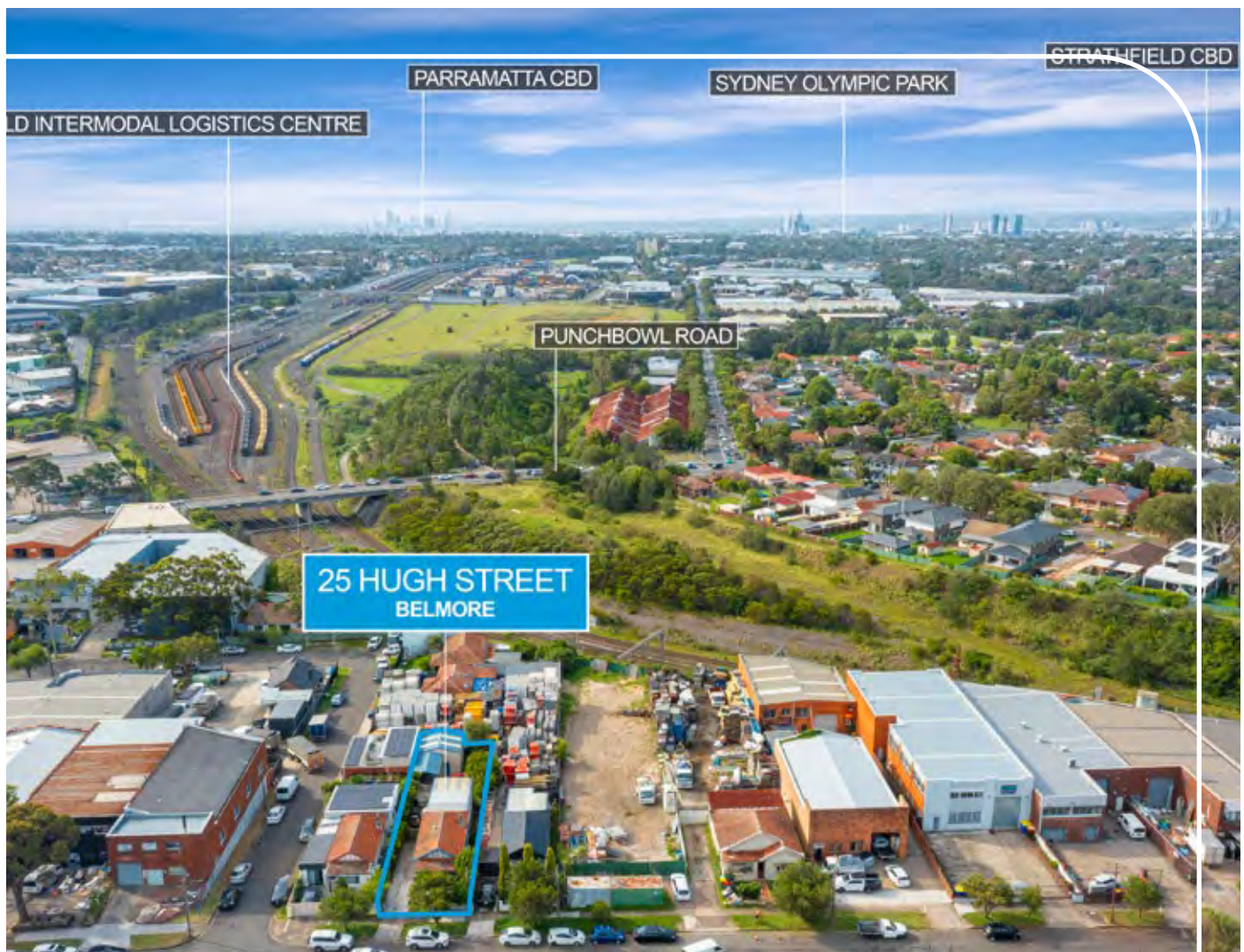
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