



Sentia

INFORMATION MEMORANDUM
G32/12 Provan Street, Campbell ACT

Our defining property is trust.

FOR SALE: Unit G32



GREENWICH PARK

Known as:

G32/12 Provan Street, Campbell ACT 2612

Unit 214 on Units Plan 4373, Block 1, Section 130,
Division Campbell



EXECUTIVE SUMMARY.

Property.

G32/12 Provan Street, Campbell ACT 2612

Also known as Unit 214 on Units Plan 4373, Block 1, Section 130, Division Campbell

Net Lettable Area.

224 square metres

Location.

Located in the heart of the Campbell5 precinct, an all-encompassing lifestyle precinct and park-side living quarter that has reinvigorated Canberra's architectural, social and residential landscape.

The Greenwich Park building features quality construction and amenity, in an enviable location, with occupants able to enjoy Lake Burley Griffin, restaurants, cafes and health clubs at their doorstep. Flanked by two of the city's grandest boulevards, Constitution Avenue and Anzac Parade, it's a prime position in one of Canberra's most prestigious inner suburbs.

Property Details.

Greenwich is a multidimensional building that marries a vibrant social sphere with exhilarating residential living. The building was completed in October 2017 and features 205 residential apartments and 15 commercial suites.

The improvements to the site include subdividing the original 224sqm tenancy into four unique shopfronts, each with their own dedicated entrance and no common areas, maximising the NLA of the unit.

Tenancy Details.

Tenancy 1 - 35sqm

Tenancy 2 - 100sqm

Tenancy 3 - 26sqm

Tenancy 4 - 63sqm

2 basement car parks

Net Rent.

\$152,739.72 PA

Sale Method.

The property is for sale via expressions of interest.





DESIGN
CONSULT

KNOCKDOWN
REBUILD

NEW HOMES

RENOVATION
EXTENSION

VIVID
CONTRACTORS

VIVID
RESURFACING

VIVID
RENDERING

VIVID
BARBERSHOP

0415 635 331

CLOSED

VIVID
CONTRACTORS

VIVID
CONTRACTORS

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CONTRACTORS

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CONTRACTORS

Financial Analysis.

Tenancy 1

Tenant: Rejoice Massage Therapy (Bodanapu Technologies Pty Ltd)

Area: 35sqm

Rent: \$28,000 (ex GST) PA

Outgoings Levy: \$4,419 PA

Lease Expiry: 31/05/2027

Option Period: 5 years

Tenancy 2

Tenant: Bastion Real Estate (Bastion North Pty Ltd)

Area: 100sqm

Rent: \$58,650 (ex GST) PA

Outgoings Levy: \$12,857.76 PA

Lease Expiry: 31/07/2029

Option Period: 5 years

Tenancy 3

Tenant: Vivid Barber (D V Pasquetti)

Area: 26sqm

Rent: \$20,000 (ex GST) PA

Outgoings Levy: \$3,278.64

Lease Expiry: 31/05/2027

Option Period: 3 + 3 years

Tenancy 4

Tenant: Cali Studio (Stephanie Hair Pty Ltd)

Area: 63sqm

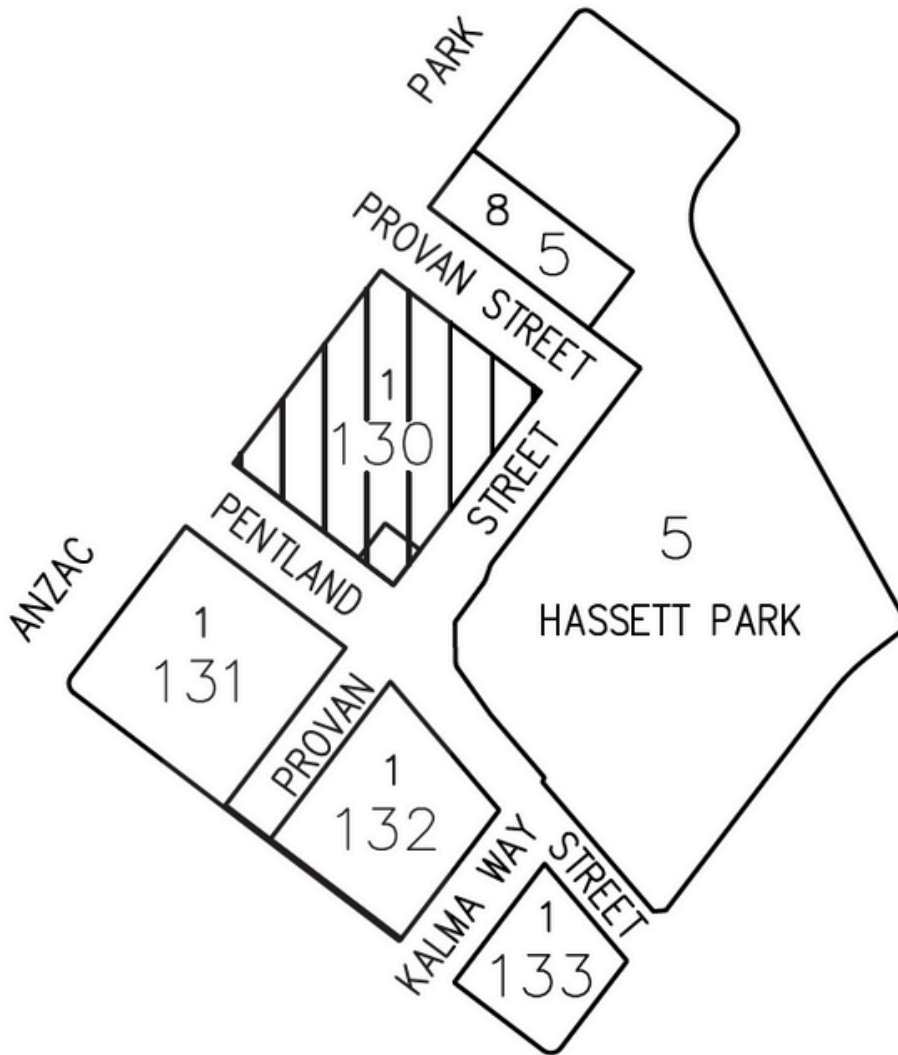
Rent: \$45,675 (ex GST) PA

Outgoings Levy: \$7,925.64

Lease Expiry: 17/11/2030

Option Period: 5 years

WALE: 4.3 years



LOCATION DIAGRAM
NOT TO SCALE



Key Documents.

- Units Plan for 4373
- Sub Leasing Plan for Unit 214
- 4 x Lease & Disclosure Statements
- Heads of Agreement





Contact.

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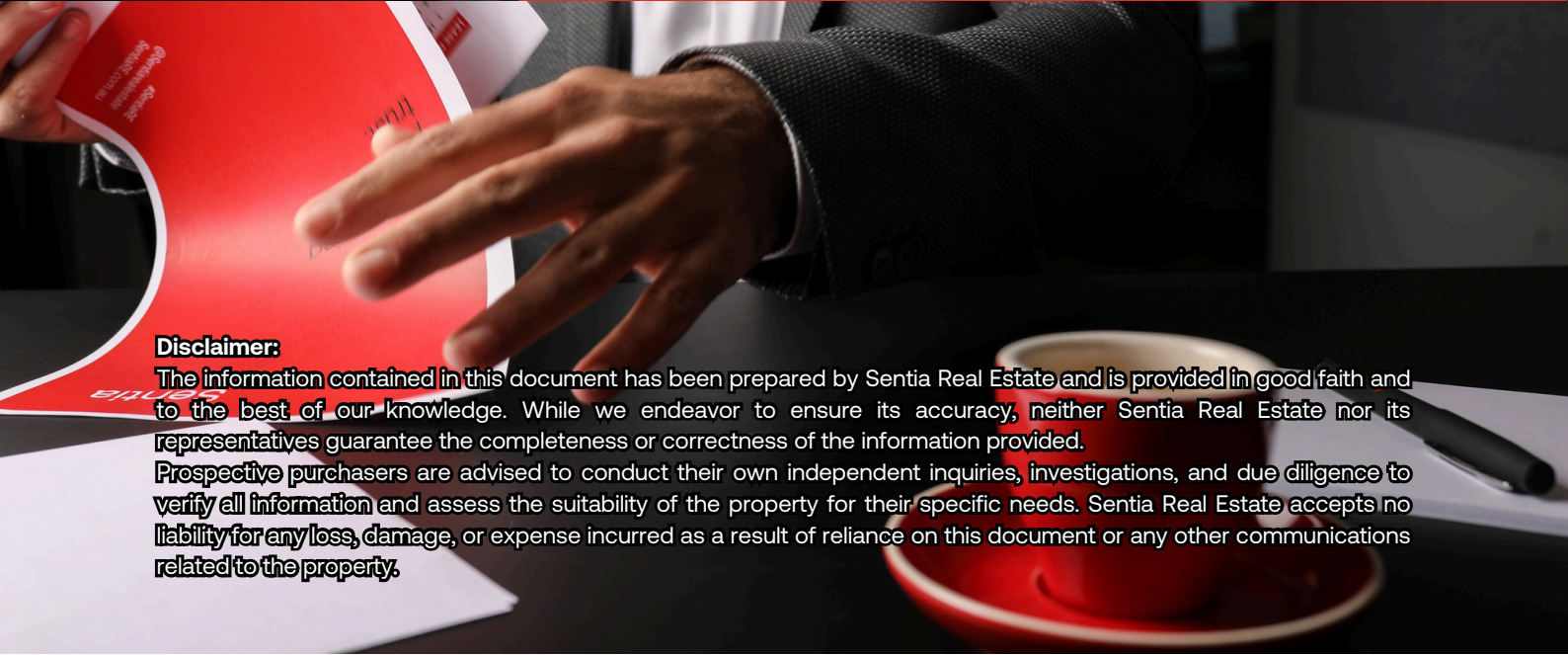
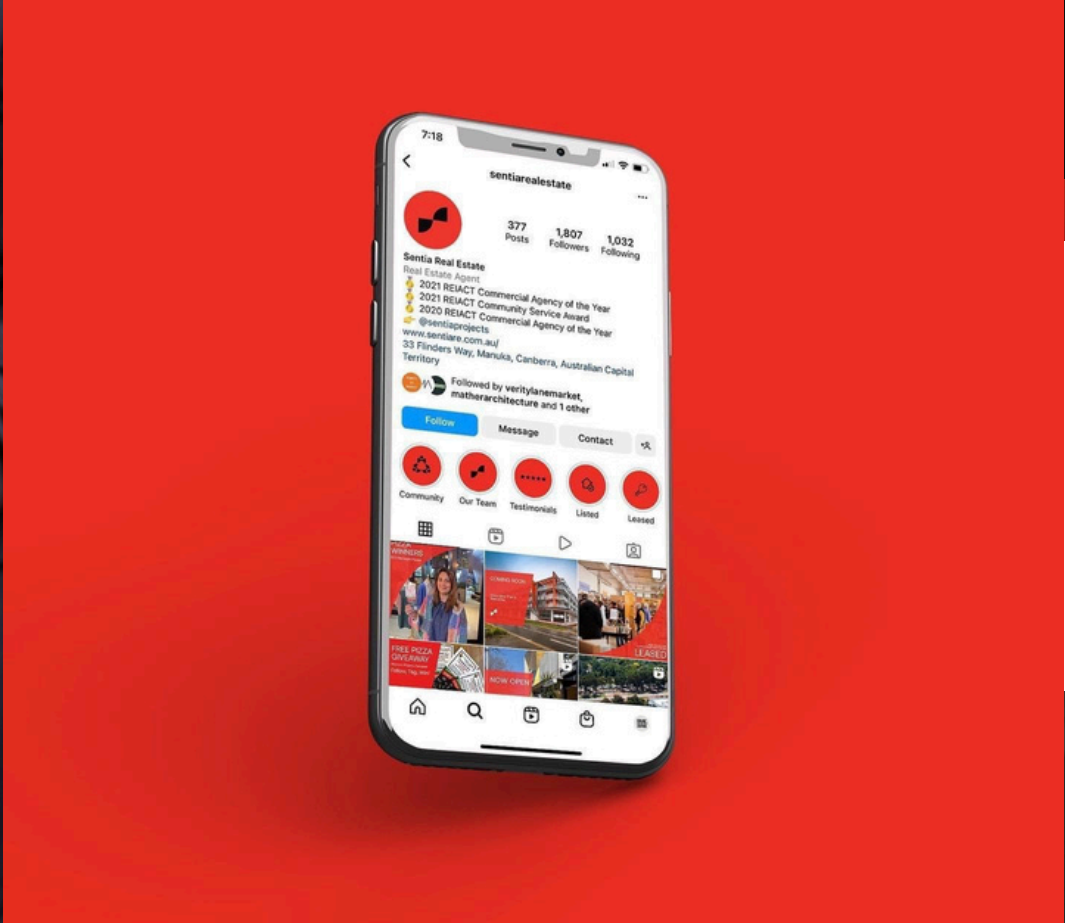
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