

3/143 - 155 BONDS ROAD  
**RIVERWOOD**

Information Memorandum | **Auction**







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# OFFERING

**Address** 3 / 143 Bonds Road, Riverwood NSW 2208

**Title Details** Lot 3 SP39653

**Property Type** Commercial: Industrial Unit

**Building Area\*** 202 m<sup>2</sup>

**Office Area\*** 43 m<sup>2</sup>

**Total Building Area\*** 245 m<sup>2</sup>

**Parking\*** 2 On Site Car Spaces

**Auction\*** 28th May 2026  
Level 3/56 Kitchener Parade  
Bankstown NSW 2200 at 6:00 pm

**Inspections** Wednesdays & Fridays  
4:00pm - 4:30pm

**Selling Agents** **Ben Panayotopoulos**  
Senior Sales & Leasing Associate  
M: 0430 140 683  
T: 1300 811 881  
E: [benp@commercial.net.au](mailto:benp@commercial.net.au)

\*Approximate

# PROPERTY SUMMARY

Unit 3 @ 143–155 Bonds Road, Riverwood presents a compelling opportunity to secure a versatile, high-clearance warehouse within a modern, secure complex — ideal for owner-occupiers looking to establish their business or investors seeking a quality, income-producing asset.

- ✓ Internally, the property offers an excellent combination of warehouse and office space, designed to maximise usability, efficiency and comfort.
- ✓ High-clearance warehouse with internal height of up to 7m\*
- ✓ Wide driveways for easy truck access and loading
- ✓ Secure, gated industrial complex •
- ✓ Modern, light-filled office accommodation
- ✓ Electric roller door access •
- ✓ 3-phase power available
- ✓ Internal amenities including kitchenette •
- ✓ Well-presented with a functional layout

Strategically positioned for convenience and connectivity, the property is located just moments from key arterial routes, ensuring seamless access across Sydney

- ✓ M5 Motorway – approx. 1.8km
- ✓ Canterbury Road – approx. 700m
- ✓ King Georges Road – approx. 1.4km

**7m Clearance**  
Easy Truck Access

**2**  
Parking Spaces

**Roller Door**  
Access

**Secure**  
Gated Complex

**Prime Access**  
To Major Arterial Links

# LOCATION

**Riverwood**, is a suburb in South Western Sydney, in the state of New South Wales, Australia. Riverwood is located 19 kilometres southwest of the Sydney central business district and is part of the St George area and the Canterbury-Bankstown Region. Riverwood is split between the local government areas of the Georges River Council and the City of Canterbury-Bankstown.

Riverwood railway station is on the East Hills railway line, with Padstow to the west and Narwee to the east. Riverwood is approximately a 35-minute commute to the Sydney CBD via public transport.

Although the buses of Punchbowl Bus Company are stabled at their headquarters on Hannans Road, Riverwood itself does not act as a bus terminus. For details of bus routes, see Riverwood Station.

The M5 South Western Motorway crosses Belmore Road in Riverwood, offering on- and off-ramps for northeast-bound and southwest-bound traffic. This provides convenient access for commuters and businesses operating in the area.

Riverwood has a diverse and growing commercial sector, catering to the needs of its residents and surrounding suburbs. The suburb is home to a mix of retail, hospitality, industrial, and service-based businesses, making it a key economic hub in the region. Riverwood has a strong industrial presence, with commercial and light industrial businesses located in and around the Hannans Road and Bonds Road precincts. These areas host warehouses, automotive repair shops, construction suppliers, and distribution centres that support both local and regional business activities.

The proximity to the M5 Motorway makes Riverwood an attractive location for logistics and distribution companies, as it offers quick access to Sydney Airport, Port Botany, and the broader metropolitan area.



143-155 BOND  
RIVERWOOD

SYDNEY AIRPORT

OS ROAD  
OOD



# COMPARABLE SALES

**12/59 Moxon Road, Punchbowl**

**SALE PRICE:** \$805,000.00

**SALE DATE:** February 2024

**BUILDING AREA:** 162 m<sup>2</sup>

**RATE ON BUILDING:** \$4,969 Per m<sup>2</sup>



**7/143-155 Bonds Road, Riverwood**

**SALE PRICE:** \$1,370,000.00

**SALE DATE:** November 2025

**BUILDING AREA:** 202 m<sup>2</sup>

**RATE ON BUILDING:** \$6,782 Per m<sup>2</sup>



**7/22-24 Wiggs Road, Riverwood**

**SALE PRICE:** \$1,600,000.00

**SALE DATE:** September 2024

**BUILDING AREA:** 297 m<sup>2</sup>

**RATE ON BUILDING:** \$5,387 Per m<sup>2</sup>



# COMPARABLE SALES

**7G/14 Belmore Road North, Punchbowl**

**SALE PRICE:** \$1,400,000.00

**SALE DATE:** July 2023

**BUILDING AREA:** 253 m<sup>2</sup>

**RATE ON BUILDING:** \$5,533 Per m<sup>2</sup>



**15/143-155 Bonds Road, Riverwood**

**SALE PRICE:** \$1,420,000.00 (Highest Offer)

**SALE DATE:** April 2025

**BUILDING AREA:** 269 m<sup>2</sup>

**RATE ON BUILDING:** \$5,278 Per m<sup>2</sup>



**6/8 Jindalee Place, Riverwood**

**SALE PRICE:** \$1,000,000.00 + GST

**SALE DATE:** May 2024

**BUILDING AREA:** 176 m<sup>2</sup>

**RATE ON BUILDING:** \$5,681 Per m<sup>2</sup>



# PLANNING DETAILS

## E4: General Industrial under Bankstown Local Environmental Plan 2023

### 1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

### 2 Permitted without consent

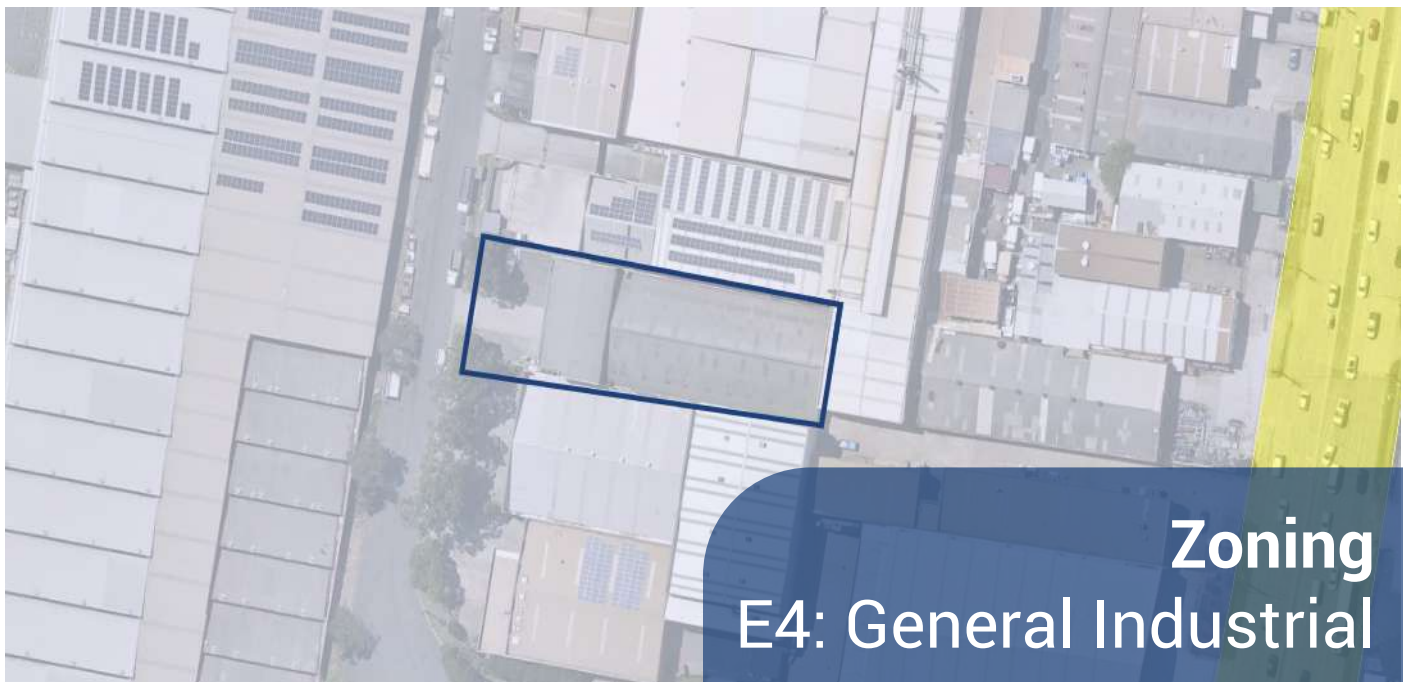
#### Home occupations

### 3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home businesses; Intensive plant agriculture; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls

### 4 Prohibited

Any development not specified in item 2 or 3



**Zoning**  
**E4: General Industrial**



**Height of Building**  
**Not Provided**



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

# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

Wednesdays & Fridays  
4:00pm - 4:30pm

## Auction

28th May 2026 at 6:00pm  
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## Contact

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**25**  
Years

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