

SALE OR LEASE

HOMEBUSH

Shop 1, 32 – 36 Underwood Road,

RETAIL | OFFICE | MEDICAL/CONSULTING | WELLNESS +

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PROPERTY INFORMATION

INTRODUCTION

MOMENTS TO DFO HOMEBUSH, NORTH STARFIELD METRO AND SYDNEY OLYMPIC PARK

Belroy Property are excited present Shop 1, 32 – 36 Underwood Road, Homebush to the market for sale or lease.

Secure a highly exposed corner retail premises in the heart of Homebush. Positioned on a prominent intersection, this property benefits from excellent street presence, strong pedestrian and vehicle exposure, and signage opportunities on two street frontages.

Currently fitted and operating as a beauty and wellness business, the space is well suited to a range of uses including allied health, medical, professional services, wellness, or boutique retail (STCA) seeking a landmark corner location.

Key highlights include:

- + Lease expiry of 19 April 2026
- + Opportunity to occupy soon or renegotiate with existing Lessee
- + Quality existing fit-out for beauty and wellness
- + Suitable for a wide variety other use (STCA)

*Approximately



OPPORTUNITY SUMMARY

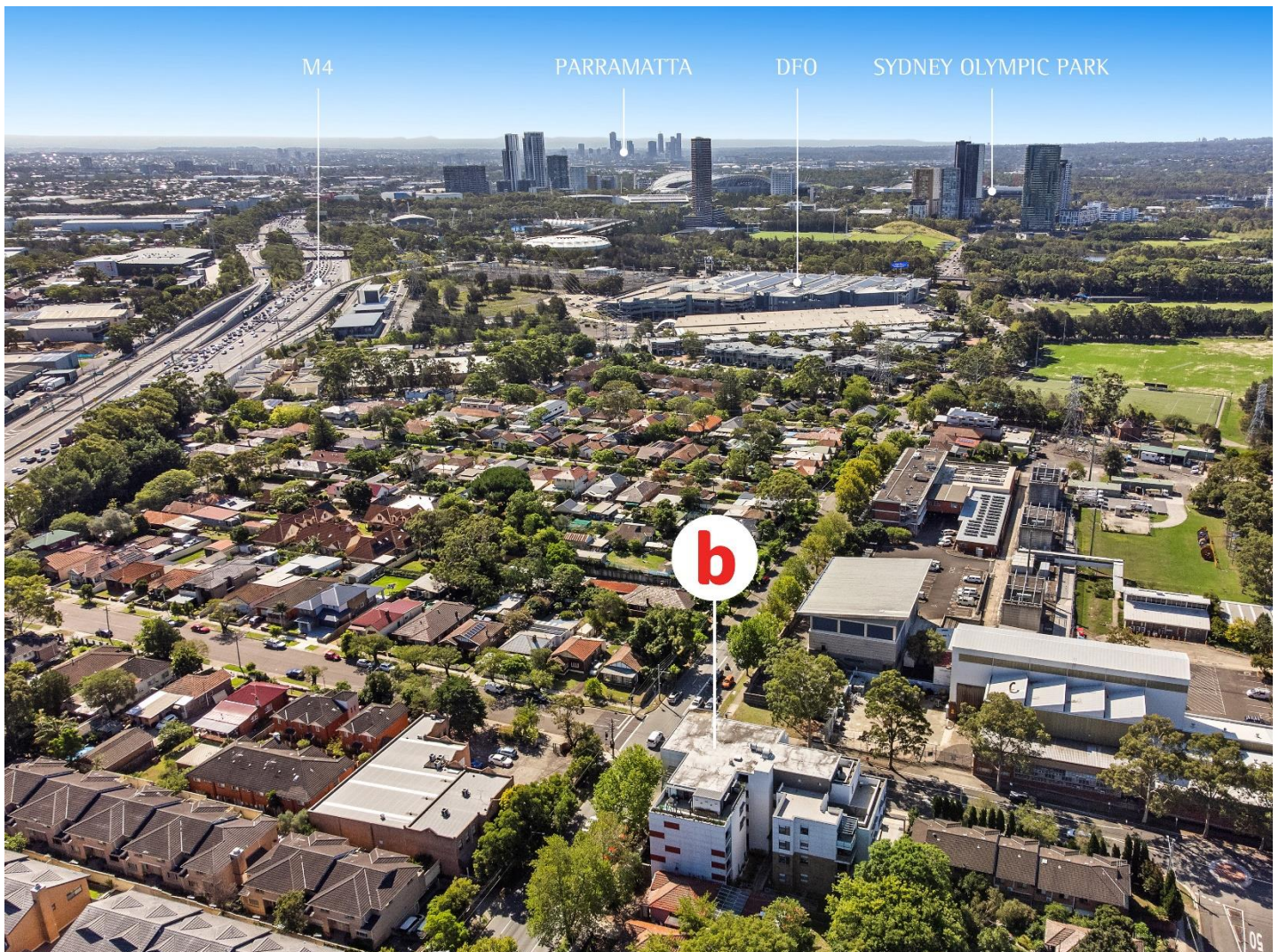
ADDRESS	Shop 1, 32 – 36 Underwood Road, Homebush NSW
TITLE DETAILS	Lot 1 SP 97452
AREA	91 sqm* 51 sqm* “Exclusive Use” 2 Secure Car Spaces
THE OPPORTUNITY	Leased Investment or Occupy after 19 April 2026
TOWN PLANNING	Zoned E1 – Local Centre
METHOD OF SALE / LEASE	By Negotiation
LEASE PARTICULARS	Expiry 19 April 2026 Current passing rent - \$74,612* + GST
OUTGOINGS	Council Rate \$1,916 pa Water Rate \$450 pa Levy \$3,588 pa
CURRENT NET RENT	\$68,658* plus GST
DUE DILIGENCE	Due diligence material is available by request; 1) Contract for Sale of Land 2) Outgoings

EXCLUSIVE AGENTS

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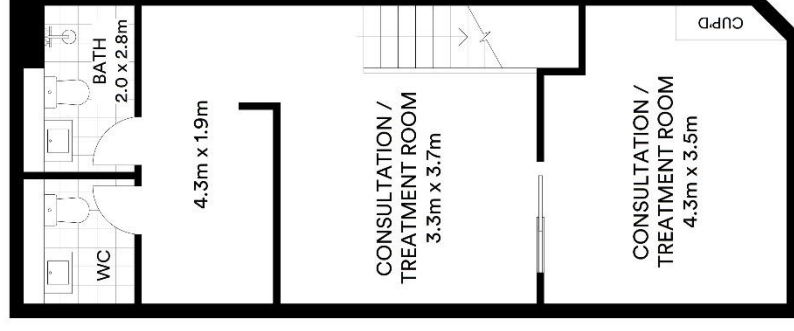
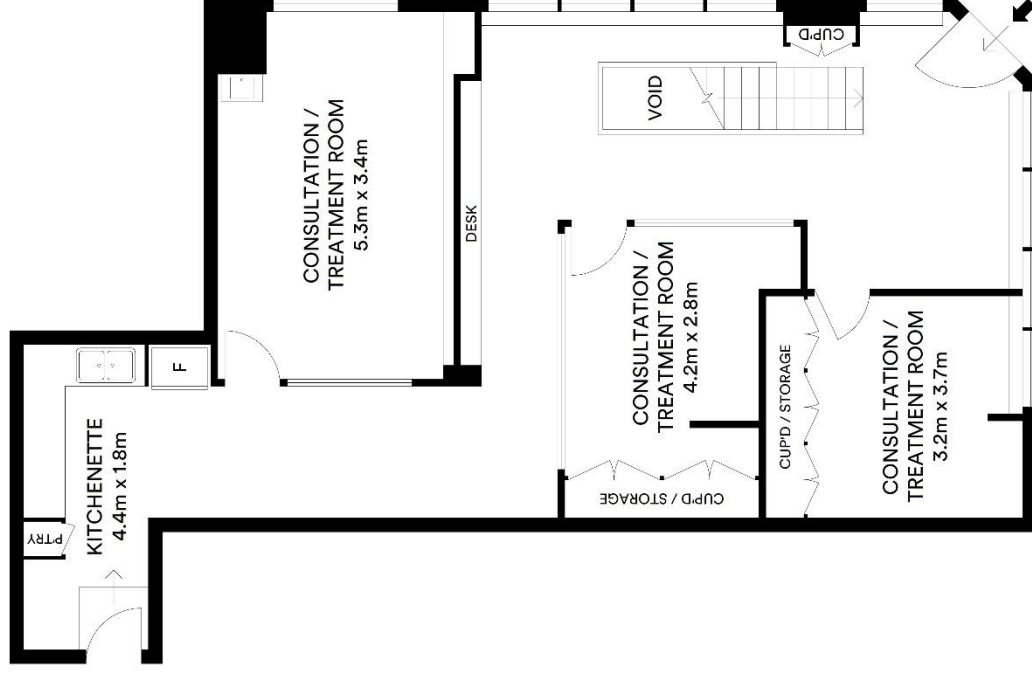
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1/32-36 Underwood Road, Homebush

APPROX. INT: 142m²





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