

63 GARFIELD RD RIVERSTONE 2756



Riverstone is a suburb of Sydney in the state of [New South Wales](#), Australia. Riverstone is located 48 kilometres (30 mi) north-west of the [Sydney central business district](#), in the [Blacktown local government area](#) and part of the [Greater Western Sydney](#) region. Originally settled in 1803 as part of a government stock farm, Riverstone is one of the oldest towns in Australia.

Riverstone is situated between the Richmond Road running from Description Blacktown to Richmond, and the Windsor Road running from Windsor to North Parramatta.

Description:

Upon the land stands a 2-storey commercial building being 1 in Deposited Plan 818108. There are 3 shops downstairs, 4 offices upstairs plus a kitchenette. There are also 8 common parking spaces. Building approximately 366m² and land is 588.2m².

Rent:

Gross rent is \$164,194.70 and **net rent** \$147,775.23

Key Highlights:

- Main road exposure
- Future development possible STCA
- Fully lease complex
- Station within walking distance
- Parking onsite

ADDRESS	RENT P/A	LEASE TERMS	LENGTH	USE
Shop 1, 63-65 Garfield Rd Riverstone	\$ 26,000.00	01/03/25 - 28/02/28	3 Years	Convenience Store
Shop 2, 63-65 Garfield Rd Riverstone	\$ 45,065.10	01/09/24 - 31/08/27	3 Years PLUS 5 year Option	Restaurant
Shop 3, 63-65 Garfield Rd. Riverstone	\$ 26,000.00	01/12/24 - 31/08/27	3 Years PLUS 5 year Option	Reception Centre
Office 1/2, 63-65 Garfield Rd Riverstone	\$ 23,380.00	01/05/25 - 30/4/30	5 Years PLUS 5 year Option	Spa Retreat
Office 3, 63-65 Garfield Rd Riverstone	\$ 30,000.00	07/04/25 - 06/04/27	2 Years PLUS 1 year Option	Real Estate office
Office 4, 63-65 Garfield Rd Riverstone	\$ 13,749.00	01/06/25 - 31/05/28	3 Years	Spa Retreat
GROSS	\$ 164,194.70			
GST	\$ 16,419.47			
NET	\$ 147,775.23			

Enclosed:

Deposited Plan

Lease for Shop 1/2/3

Lease Office 1/2/3/4

PLAN FORM 1

SIGNATURE, SEAL AND STATEMENTS of Applicant to dedicate public land or in some public interest, planning consent, planning permission or other public interest.

IT IS INTENDED TO DEDICATE THE ROAD WIDENING 6-055 WIDE TO THE PUBLIC AS ROAD.

[Signature]

[Stamp]

D.P. 32457

DP 8181081

Register:
GA NO. 8108 OF 20.3.1992

Title System
TORRENS

Purpose
SUBDIVISION

Ref Map: UB2 67-52

Last Plan: D.P. 325430

PLAN OF SUBDIVISION OF LOT A DP 325430

Language in which the Reduction Ratio is 250

Address:
City: BLACKTOWN
Locality: RIVERSTONE
State: ST MATTHEW
County: CUMBERLAND

Plans used in preparation of new/compilation:
D.P. 238052
D.P. 325430
D.P. 326223

[Signatures and Stamps]

PLAN APPROVED ... *[Signature]* **Authorized Officer**

Crown Lands Office Approval

Council Clerk's Certificate

[Text]

Road Widening

8108

20-3-1992

[Signatures]

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General, this day, 13th January 1993

LEASE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY	Insert Duties Assessment No. as issued by Revenue NSW Office. Duties Assessment No.				
(A) TORRENS TITLE	Property leased Part Folio Identifier 1/818108 being Shop 2, 63 Garfield Road East, Riverton NSW 2765				
(B) LODGED BY	<table border="1"><tr><td>Document Collection Box</td><td>Name, Address, Telephone, and Customer Account Number if any Royer Made Lawyers Level 22, Sydney Place, 180 George Street, Sydney NSW 2000 Email: <u>solon@royermade.com.au</u> Reference: <u>2400385</u></td></tr></table>	Document Collection Box	Name, Address, Telephone, and Customer Account Number if any Royer Made Lawyers Level 22, Sydney Place, 180 George Street, Sydney NSW 2000 Email: <u>solon@royermade.com.au</u> Reference: <u>2400385</u>	<table border="1"><tr><td>CODE L</td></tr></table>	CODE L
Document Collection Box	Name, Address, Telephone, and Customer Account Number if any Royer Made Lawyers Level 22, Sydney Place, 180 George Street, Sydney NSW 2000 Email: <u>solon@royermade.com.au</u> Reference: <u>2400385</u>				
CODE L					
(C) LESSOR	JENSE HOLDINGS PTY LIMITED ACN 154 916 015 The lessor leases to the lessee the property referred to above.				
(D)	Encumbrances (if applicable):				
(E) LESSEE	SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782				
(F)	TENANCY:				
(G)	<ol style="list-style-type: none">1. TERM 3 Years2. COMMENCING DATE 1 September 20243. TERMINATING DATE 31 August 20274. With an OPTION TO RENEW for a period of 5 years set out in clause 1.4 of Annexure A5. With an OPTION TO PURCHASE set out in clause N.A. of N.A.6. Together with and reserving the RIGHTS set out in clause N.A. of N.A.7. Incorporates the provisions or additional material set out in ANNEXURE(S) A hereto.8. Incorporates the provisions set out in N.A. No. N.A.9. The RENT is set out in clause No. 2 of Annexure A				

Moo Ling Yuen

John Chen Chow Yuen

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

Reference Schedule

- Item 1. Lessor**
 Name: JENSE HOLDINGS PTY LIMITED ACN 154 916 015
 Address: 38 Albyn Road, Strathfield NSW 2135
 Facsimile: Not applicable
 Email: TBA
- Item 2. Lessee**
 Name: SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782
 Address: 21 2-4 STATION STREET HOMEBUSH NSW 2140
 Facsimile: Not applicable
 Email: TBA
- Item 3. Land**
 63 Garfield Road East, Riverstone NSW 2765
- Item 4. Premises**
 Shop 2, 63 Garfield Road East, Riverstone NSW 2765
- Item 5. Term**
 Three (3) years
- Item 6. Commencing Date**
 1 September 2024
- Item 7. Rent** *inclusive*
 \$45,065.16 ~~plus~~ GST *vat*
- Item 8. Rent Review Dates**
 (a) CPI Adjustment Dates
 Each year on the anniversary of the Commencing Date
- Item 9. Agreed Proportion**
 The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.

Moo Ling Yuen

Moo Ling Yuen (Sole Proprietor) DPT-101

John Chen Chow Yuen

John Chen Chow Yuen, ACN 154 916 015 DPT-101

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New South Wales
Real Property Act 1900

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STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No.

(A) **TORRENS TITLE**

Property leased

Part Folio Identifier 1/818108 being Shop 3, 63 Garfield Road East,
Riverstone NSW 2765

(B) **LODGED BY**

Document
Collection
Box

Name, Address, Telephone, and Customer Account Number if any

Royer Mace Lawyers
Level 22, Sydney Place, 180 George Street, Sydney NSW
2000

Email: solon@royermace.com.au

Reference: 2400408

CODE

L

(C) **LESSOR**

JENSE HOLDINGS PTY LIMITED ACN 154 916 015

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) **LESSEE**

SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782

(F)

TENANCY:

(G) 1. **TERM** two (2) years and nine (9) months

2. **COMMENCING DATE** 1 December 2024

3. **TERMINATING DATE** 31 August 2027

4. With an **OPTION TO RENEW** for a period of 5 years
set out in clause 1.4 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause No. 2 of Annexure A

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

Reference Schedule

- | | |
|----------------|---|
| Item 1. | <p>Lessor</p> <p>Name: JENSE HOLDINGS PTY LIMITED ACN 154 916 015</p> <p>Address: 38 Albyn Road, Strathfield NSW 2135</p> <p>Facsimile: Not applicable</p> <p>Email: sean.k.yuen@gmail.com</p> |
| Item 2. | <p>Lessee</p> <p>Name: SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782</p> <p>Address: Unit 21, 2-4 Station Street, Homebush NSW 2140</p> <p>Facsimile: Not applicable</p> <p>Email: TBA</p> |
| Item 3. | <p>Land</p> <p>63 Garfield Road East, Riverstone NSW 2765</p> |
| Item 4. | <p>Premises</p> <p>Shop 3, 63 Garfield Road East, Riverstone NSW 2765</p> |
| Item 5. | <p>Term</p> <p>Two (2) years and nine (9) months</p> |
| Item 6. | <p>Commencing Date</p> <p>1 December 2024</p> |
| Item 7. | <p>Rent</p> <p>\$26,000.00 exclusive of GST</p> |
| Item 8. | <p>Rent Review Dates</p> <p>(a) CPI Adjustment Dates</p> <p>Each year on the anniversary of the Commencing Date</p> |
| Item 9. | <p>Agreed Proportion</p> <p>The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.</p> |

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STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No.

(A) **TORRENS TITLE**

Property leased

Part Folio Identifier 1/818108 being Unit 1 and 2, 63 Garfield Road East,
Riverstone NSW 2765

(B) **LODGED BY**

Document
Collection
Box

Name, Address, Telephone, and Customer Account Number if any

Royer Mace Lawyers
Level 22, Sydney Place, 180 George Street, Sydney NSW
2000

Email: solon@royermace.com.au

Reference: 2500557

CODE

L

(C) **LESSOR**

JENSE HOLDINGS PTY LIMITED ACN 154 916 015

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) **LESSEE**

LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014

(F)

TENANCY:

(G) 1. **TERM** Five (5) years

2. **COMMENCING DATE** 1 May 2025

3. **TERMINATING DATE** 30 April 2030

4. With an **OPTION TO RENEW** for a period of 5 years
set out in clause 1.4 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause No. 2 of Annexure A

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014 (Lessee) and CRAIG ANTHONY BRINGOLF and BUHNGA BRINGOLF (Guarantor)

Reference Schedule

- Item 1. Lessor**
 Name: JENSE HOLDINGS PTY LIMITED
 ACN 154 916 015
 Address: 38 Albyn Road, Strathfield NSW 2135
 Facsimile: Not applicable
 Email: sean.k.yuen@gmail.com
- Item 2. Lessee**
 Name: LUX REMEDIAL MASSAGE PTY LTD
 ACN 670 975 014
 Address: C/- Countax Pty Ltd - 313A, 20 Lexington Drive
 Bella Vista NSW 2153
 Facsimile: Not applicable
 Email: docxspect@outlook.com
- Item 3. Land**
 63 Garfield Road East, Riverstone NSW 2765
- Item 4. Premises**
 Unit 1 & 2, 63 Garfield Road East, Riverstone NSW 2765
- Item 5. Term**
 Five (5) years
- Item 6. Commencing Date**
 1 May 2025
- Item 7. Rent**
 \$28,380.00 inclusive of GST
- Item 8. Rent Review Dates**
(a) Fixed Increase
 Each year on the anniversary of the Commencing Date
- Item 9. Agreed Proportion**
 The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.



Craig Anthony Bringolf



Moo Ling Yuen



REINSW
REAL ESTATE INSTITUTE
OF NEW SOUTH WALES

COMMERCIAL LEASE

Response

Note: Suitable for small office buildings, industrial premises and shop premises which are not the subject of the *Retail Leases Act 1994* (NSW) where the term of the lease (including the period of any option) does not exceed 3 years.

This lease is made in duplicate on 17 / March / 2025
at Norwest in the State of New South Wales.

PARTIES Between Jense Holdings Pty Ltd ACN: 154916015 **Landlord**
(Name, address, ABN and email address* (see note))
C/- Agent
whose agent is Response Real Estate Norwest **Agent**
(Name, business address, ABN and email address* (see note))
101/12 Century Ct Norwest 2153 email:lorraine@
and Thandi Associates Pty Ltd ABN 22646637934 T/AS Blossum Properties Sales & Leasing **Tenant**
(Name, business address, ABN and email address* (see note))
8 Suters Ave Marsden Park 2756
and Garry Thandi of 8 Suters Ave Marsden Park 2756 **Guarantor**
(Name, business address, ABN and email address* (see note))

* Note: By including your email address, you consent to service of any documents, including this agreement and any documents required to be served under or because of this agreement, by way of email.

GST REGISTRATION

The Landlord is registered for GST ☒ Yes ☐ No
The Tenant is registered for GST ☒ Yes ☐ No

PREMISES

The Landlord leases the premises known as Office 3, 63-65 Garfield Road East, Riverstone NSW 2765 (address)
(title reference) (Premises)

including all the Landlord's Property.

PERMITTED USE

The Premises must only be used as Real Estate Office (Permitted Use).

RENT

Except as otherwise provided the rent is \$2500.00 including gst (excl. GST)
per month with the first instalment equal to an amount of \$2500 commencing on 07 / 04 / 25
and payable in advance by the Tenant on the 7th day of every month
to the Landlord or Agent in the form or manner as directed by the Landlord / Agent on or before the Commencing Date or as the Landlord / Agent notifies in writing to the Tenant from time to time.

TERM

The term of this lease is Two (2) years
commencing on 07 / 04 / 25 (Commencing Date) and ending on 06 / 04 / 27 (Terminating Date).

SECURITY DEPOSIT / BANK GUARANTEE (tick applicable box)

The Security Deposit or Bank Guarantee is for an amount equal to:

☒ \$7500.00 OR months' rent (plus GST)

and as referred to in clause 36 or 37 (as applicable)

For a Security Deposit pursuant to clause 37, the Security Deposit will be held as follows (tick applicable box):

In trust for the exclusive benefit of the Landlord by either the Landlord's Agent or the Landlord's solicitor, or

☒ Other (please specify) Dept of Fair Trading

OPTION

Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of One (1) years
and Nil months.

RENT REVIEW METHOD AND DATES

Refer to clause 27 of this lease.

