

PRIVATE AND CONFIDENTIAL

Date 19th September 2025, Pages 1-4, ©



Property Report –
19 Catherine Crescent Lavington NSW 2641
Offered for Sale or Lease by Private Treaty

Property Information

19 Catherine Crescent Lavington is an established industrial building being part of an industrial complex with separate Torrens title. The property is vacant except for a small tenancy on month-to-month lease.

Synopsis

The property was initially designed as a bus storage facility each with a separate garage plus an office complex located at the southern end of the building. The development is part of a prime

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business precinct known as Dallinger Estate, Lavington NSW with close access both north and south on the Hume Freeway.

This report is to offer the property for sale or lease in a willing but not anxious market.

Title Particulars

Property is identified 19 Catherine Crescent Lavington. Land is known as Lot 211 on Subdivision Plan 1103075. Property Number is 3277075.

Land is irregular in shape with width of approximately 42.72 metres and a depth of 43.17 metres giving a total site area of approximately 1916.87m². A street frontage for easement access is 1.36meters.

Development

Developed on the site is an industrial building constructed on a portal frame and clad in colorbond metal sheeting. Building external measurement is approximately 30 metres by 20 metres giving an area of approximately 600m². Added to the main building is an office and amenities measuring approximately 185m².

Interior of the office building contains a carpeted office, large meeting room, kitchenette and amenities. A substantial steel mezzanine area has been added in the first garage area to provide storage.

A noted feature of the property is that the building has been divided into five partitioned separate garages. These partitions can be removed and are not part of the portal frame structure to the building.

The forecourt of the warehouse is reinforced concrete providing excellent material handling and cross-docking capability for the transport industry. Five electrified roller-doors to the side of the building affords easy access to any material handling. The addition of a canopy would weather-proof this feature.

The property is well maintained and complies with the Essential Services requirements for a building of this nature.

The property is suitable for B-Double Transport access, and the Dallinger Estate precinct has been designated by Council as appropriate for this type of road transport. Zoning under the Albury City Council is Employment 4 Industrial.

Return on Investment [ROI]

The premises is currently vacant except for one garage under monthly rental.

Potential income is assessed as:

Garages

Rented at \$900.00 per month on a gross rent excluding GST. Annual income if all leased being \$54,000.00.

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Office

Including facilities the rent for the office component of 185m² could achieve \$225.00 per m² being \$41,625.00 p.a. plus a portion of outgoings.

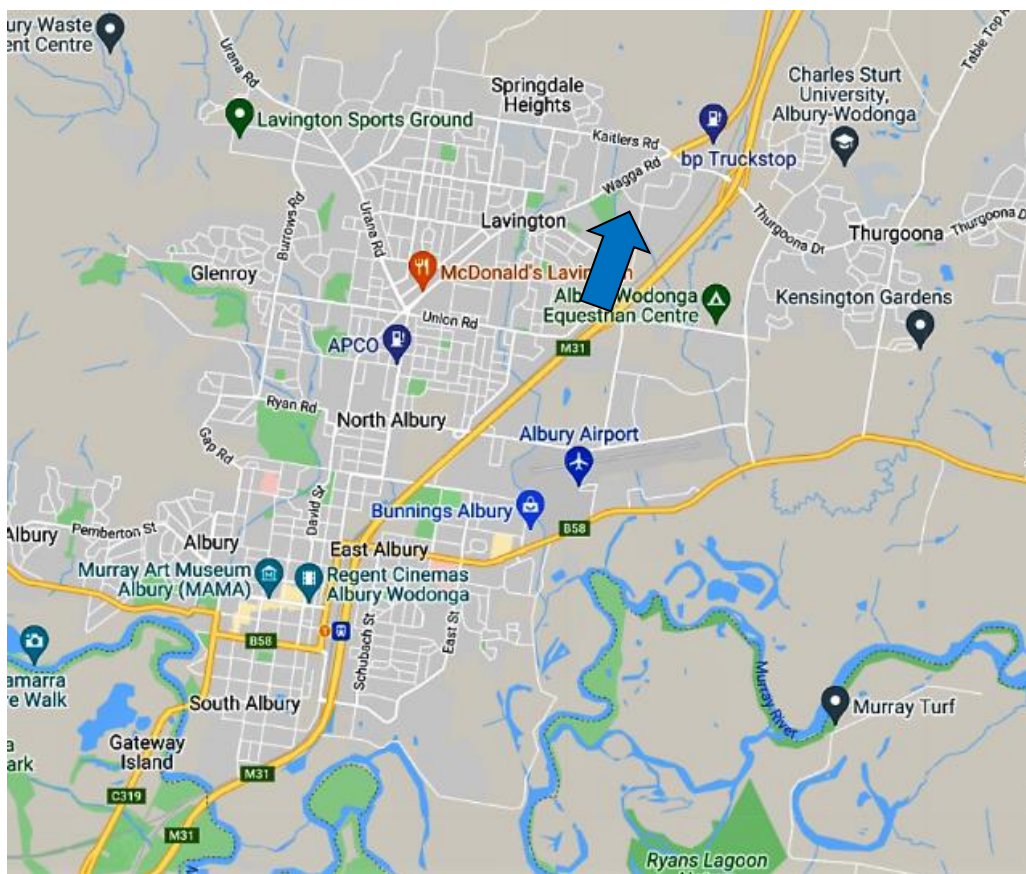
Warehouse

As a gross building area of 600m² with floor area and forecourt a rent of \$125.00 per m² could be achieved to provide a net rent of \$76,250.00 p.a. plus a portion of outgoings and GST.

A conservative estimate of net income would be in the range of \$95,000.00 to \$105,000.00.

With a return on investment of 7% the value of the project would be in the range of \$1,300,000.00 to \$1,500,000.00.

Location



Comparable Sales Evidence

Robert Stevens Commercial Real Estate property information in a willing but not anxious market, 19 Catherine Crescent Lavington would have a market value of \$1,250,000.00.

This assessment is based on a similar property available in Albury Wodonga Regional City and suitably zoned for industrial use.

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	COMPARABLE SALES EVIDENCE -				
Address	Number	Sales Date	Property Sale Price	Area	m ²
Boronia St North Albury	69	14/11/2024	\$1,030,000.00	2505.75	\$411.05
Union Road North Albury	57	1/02/2025	\$800,000.00	1739.82	\$459.82
Leslie Drive Nth Albury	841	22/04/2024	\$950,000.00	944.19	\$1,006.15
Ramsden Drive Nth Albury	862	2/06/2023	\$850,000.00	1279.65	\$664.24
Average Value					\$635.32
Appraised Site Market Assessment					
Catherine Cres Lavington	19	Leased	\$1,217,903.56	1917	

Comparable sales evidence for Dalinger Estate existing property is limited.

Sale or Lease

19 Catherine Crescent is offered for Sale or Lease. Conditions for sale are 10% deposit with the balance due 42 days following the exchange of Contract for Sale or by agreement.

Terms for lease agreement are as outlined previously in this report.

Robert Stevens Commercial

Robert Stevens the principal of Robert Stevens Commercial Real Estate has been operating in the Albury Wodonga region for the past fifteen years as an independent agent.

Robert Stevens is Licenced Real Estate Agent in NSW [1075996] and Victoria [065770L] and qualified as a Land Economist with the Australian Institute of Valuers and Land Economists in March 1994 Certificate #559.

Conclusion

19 Catherine Crescent Lavington represents an excellent opportunity to a long-term Owner Occupier or Investor.



Robert Stevens
18th September 2025.

Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

All measurements have been supplied by Property Owner or sourced from public information available.

https://rscre-my.sharepoint.com/personal/robert_rscre_com_au/Documents/COMMERCIAL REAL ESTATE/FOR SALE/PRIVATE TREATY/CATHERINE CRES 19 LAVINTON - Ian Purtil/PROPERTY REPORT- V1 18-09-2025.docx

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