



1209-1217 Canterbury Rd  
& 117 Rosemont Street Sth  
**PUNCHBOWL**

Information Memorandum | For Sale by Auction







WARNING  
BRIGHTON  
SECURITY  
9318-7471

Continental  
Cars

PARTS

← Sales  
↑ Parts  
→ Service  
P Custom





# Contents



Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
Location	12
Planning Details	18-21
Key Planning Contacts	18-21
Planning Controls	18-21
Sales Information	
- Contract for Sale	22
- Open for Inspection	22
- Auction	22
- Contact Details	24
Disclaimer	26

# Executive Summary

Address	1209-1217 Canterbury Road & 117 Rosemont Street South, Punchbowl NSW 2196
Legal Description	LOT 47 DP5701 SEC 2, LOT 49 DP5701 SEC 2, LOTS 1-2 DP212105 & LOT 92 DP5701 SEC 2
Property Type	Commercial Yard: Warehouse & Showroom
Warehouse	448m²
Other Area	256m²
Total Building Area*	704m²
Land Area*	2,517m²
LGA	Canterbury-Bankstown City Council
Zoning	B2: Local Centre under Canterbury-Bankstown Local Environmental Plan 2023 R3: Medium Density Residential
Height of Building	18m and 8.5m
Parking	48 On-Site Car Spaces Approx
Occupancy	Owner Occupied   Vacant Possession
Open for Inspection	Wednesday & Friday from 1:00pm to 1:30pm
Auction	6.00pm on Thursday, 29th May 2025 In-Rooms at Level 3, 56 Kitchener Parade, Bankstown NSW 2200

Selling Agents

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Sales Director  
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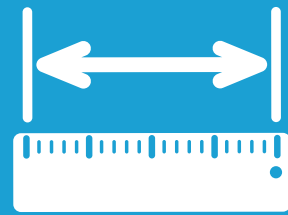
# Key Features



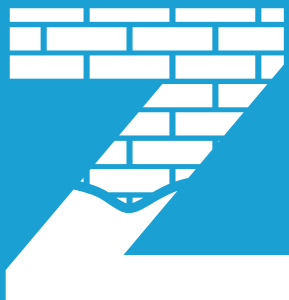
2,517m² Total  
site area



48 On-site  
Car Spaces



Combined frontage  
107 metres approx



Zoning is  
B2: Local Centre &  
R3 Medium Density  
Residential



Huge signage and main road  
exposure to 34,000 cars  
daily approx



Close proximity to  
Punchbowl & Wiley Park  
and M5 Motorway







# The Asset

## Description



### **A GENERATIONAL OPPORTUNITY – FIRST TIME OFFERED IN 66 YEARS!**

Don't wait another 66 years for a site like this to roll onto the market! Whether you're looking to rev up your development pipeline, shift into gear as an owner-occupier, or drive future value, this is the site that ticks every box – and then some.

### **The Occupier**

Ready. Set. Operate. Move straight in and elevate your presence with:

- Turnkey warehouse + showroom
- 48 car spaces, including 30 undercover
- Huge exposure to 34,000+\* vehicles daily
- Perfect for auto brands, EV Service Centres, Luxury Car Showrooms, Trade Suppliers, Furniture & Appliance Retailers, NDIS or Community Service Providers, Specialist Gyms & Indoor Recreation & so many more businesses.

### **The Investor**

Secure Returns. Bank on the Future.

A prime freehold asset with unbeatable flexibility and growth upside.

- Zoned B2 & R3 – appeals to an enormous range of potential tenants.
- Drive-thru R3 capable (STCA) – demolish the existing dwelling and unlock a rare configuration that suits national drive-thru operators.

Big names and big brands actively circle for sites like this, driving premium rental returns and long-term tenant security.

- 2,517m<sup>2</sup> land with low site coverage for long-term upside

Grow your portfolio with a tenant magnet in a high-growth corridor.

### **The Developer**

Build the Future Here. - Unlock major upside with:

- B2 & R3 zoning & 18m height limit
- Potential for 50+ apartments (STCA)
- Dual street frontages for easy design
- Clean site. In & out.

### **The Fast Facts:**

- Dual Access: Street frontages on both Canterbury Road and Rosemont Street South combined frontage 107 metres \*

- Existing Improvements:

- 448m<sup>2</sup>\* high-clearance warehouse with tilt-up concrete construction

- 81m<sup>2</sup>\* showroom & so much more

- Turnkey Setup: Concrete slab, glass façade, air-conditioned offices + various inclusions– just bring your keys!

### **Prime Positioning:**

- Setback frontage = visibility without the congestion
- Corner, Rectangular shaped block
- 17km to Sydney CBD, well connected via major transit corridors including the M5 Motorway, M8 motorway & M4 Motorways

## OUTGOINGS

OUTGOINGS	RATE PER ANNUM
Land Tax	\$51,918.00 PA
Water Rates	\$2,125.00 PA
Council Rates	\$13,332.00 PA
Total	\$67,375.00 PA

\*Approximate

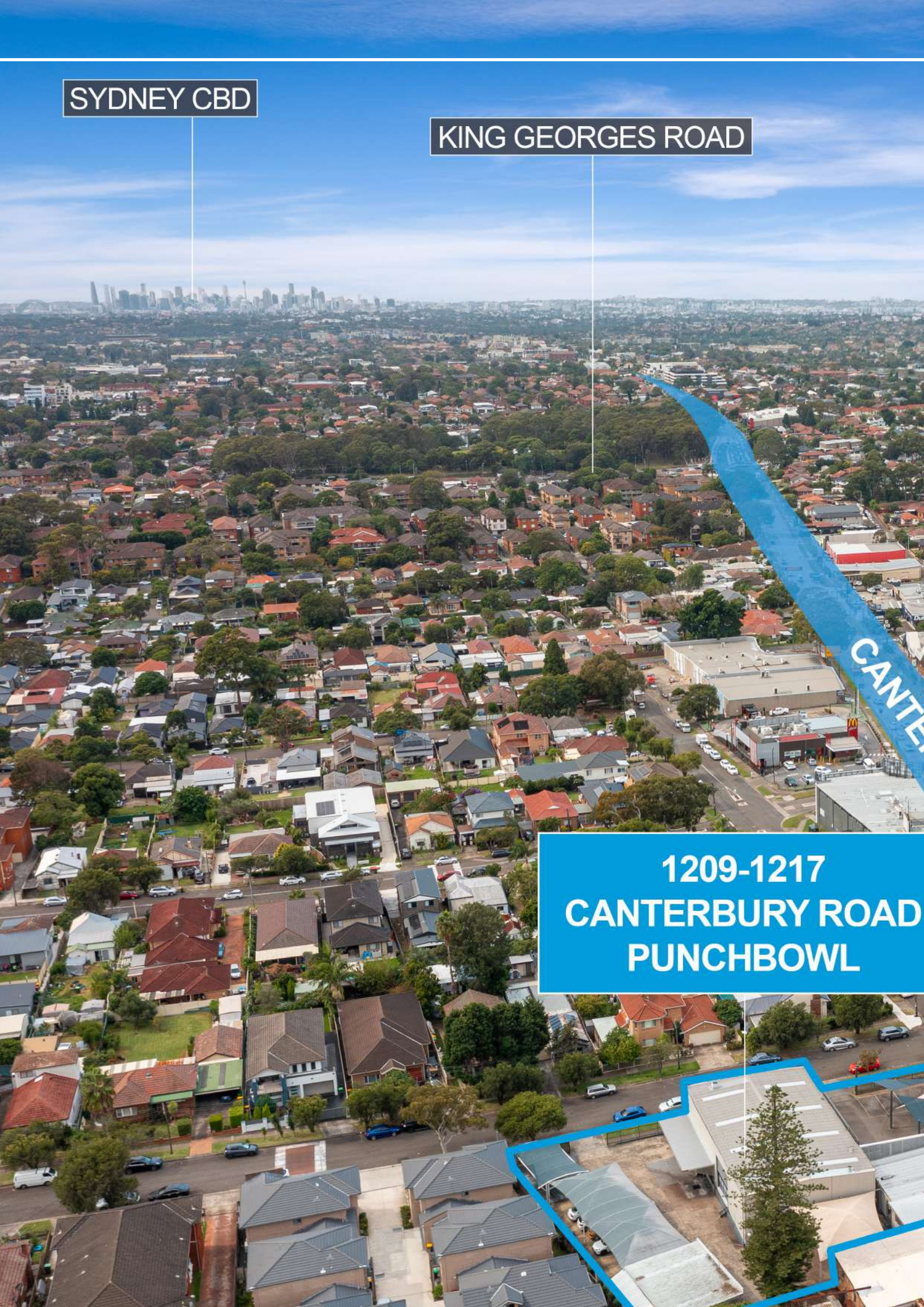


SYDNEY CBD

KING GEORGES ROAD

CANTERBURY ROAD

1209-1217  
CANTERBURY ROAD  
PUNCHBOWL





ROSELANDS SHOPPING CENTRE

M5 MOTORWAY

ERBURY ROAD





# Location

**Punchbowl/Roselands** is strategically positioned in Sydney's south-west, Punchbowl is a well-connected and rapidly evolving commercial precinct, benefiting from strong infrastructure links and increasing local amenity.

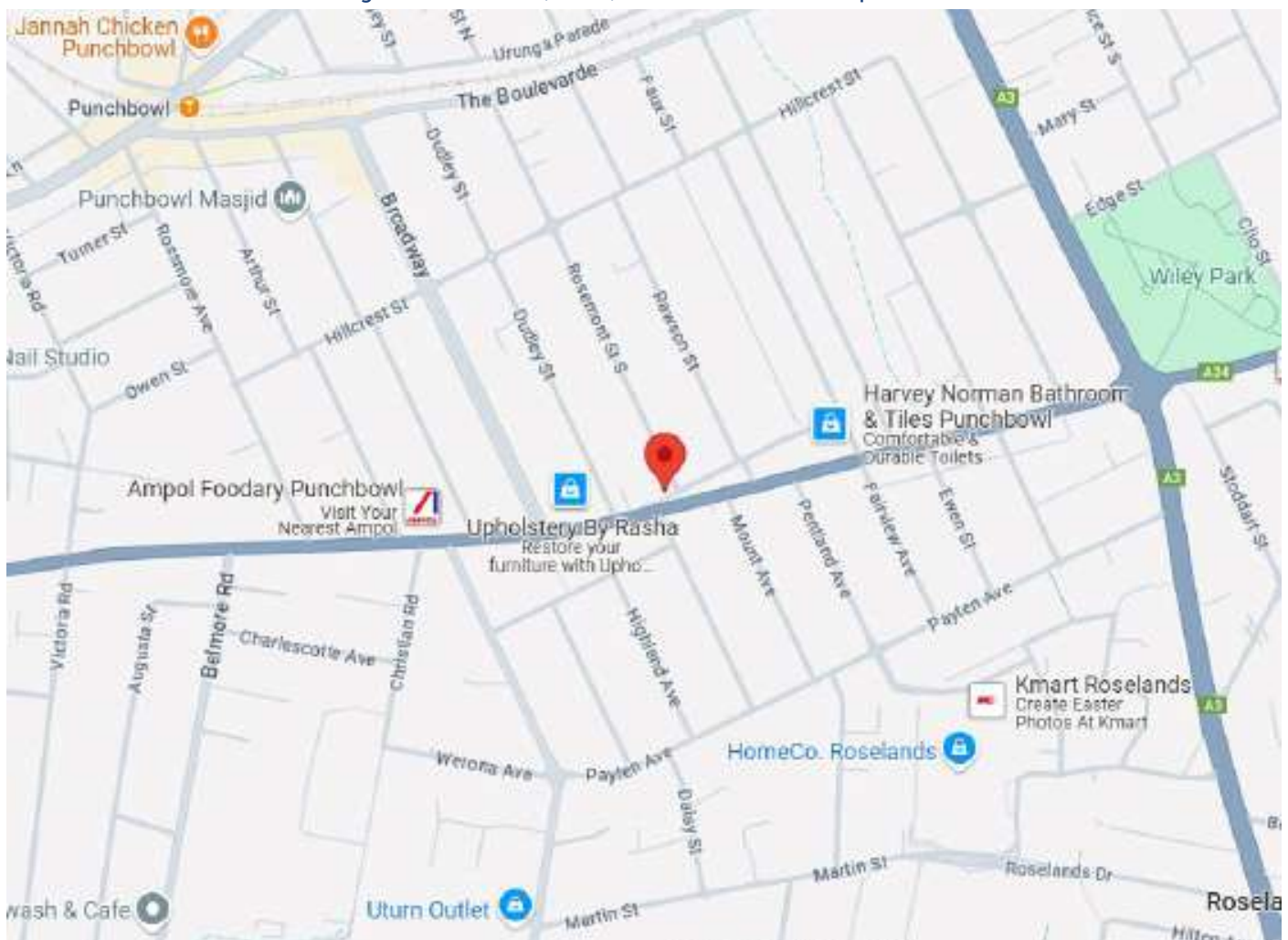
Punchbowl is serviced by the T3 Bankstown train line, providing direct access to Sydney CBD and Liverpool. The station is currently undergoing a major upgrade as part of the Sydney Metro project, which will deliver high-frequency services every four minutes during peak periods once completed in 2025, dramatically improving connectivity for both workers and visitors.

The suburb sits along the major arterial corridor of Canterbury Road, a key east-west route linking to King Georges Road, Hume Highway, and the M5 Motorway, offering seamless access to Greater Sydney, Port Botany, and Sydney Airport. The area is also supported by regular bus services including Route 487, which connects to Canterbury Station and Bankstown Central, with bus stops located within 30–80 metres of major commercial sites.

Commercial activity in the area is anchored by The Broadway Plaza, a vibrant retail and mixed-use centre offering over 8,500m<sup>2</sup> of retail space with residential above. This is complemented by a thriving strip of shops and service providers centred around Punchbowl Road and the station precinct, catering to the needs of a dense and diverse population.

The surrounding area features a mix of medical, educational, and recreational landmarks, including Roselands Health Hub (40m), Canterbury Hospital (less than 4km), and numerous childcare centres and schools. Recent and upcoming developments such as the completed B2 zoning mixed-use project at 1242 Canterbury Road, and The Rose at 1262 Canterbury Road (currently under construction), further highlight the area's continued uplift and investment appeal.

With a growing population, enhanced public infrastructure, and a central location within the Inner South-West, Punchbowl offers an ideal setting for commercial, retail, and mixed-use development.

























# Planning Details

## B2 – Local Centre under Canterbury-Bankstown Local Environmental Plan 2023

### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To promote a high standard of urban design and local amenity.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Key Planning Contacts

**COUNCIL:** Canterbury Bankstown City Council

**TELEPHONE:** 02 9707 9000

**EMAIL:** [council@cbc.city.nsw.gov.au](mailto:council@cbc.city.nsw.gov.au)

**WEBSITE:** <https://www.cbc.city.nsw.gov.au/>

**POSTAL ADDRESS:**

PO Box 8  
Bankstown NSW 1885

**STREET ADDRESS:**

66-72 Rickard Road  
Bankstown NSW 2200



## Planning Controls



### Zoning

Zone B2 – Local Centre



### Height of Building

18m



### Floor Space Ratio

2.18:1



# Planning Details

## R3: Medium Density Residential under Canterbury-Bankstown Local Environmental Plan 2023

### 1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

### 4 Prohibited

Any development not specified in item 2 or 3

## Key Planning Contacts

**COUNCIL:** Canterbury Bankstown City Council

**TELEPHONE:** 02 9707 9000

**EMAIL:** [council@cbccity.nsw.gov.au](mailto:council@cbccity.nsw.gov.au)

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PO Box 8  
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66-72 Rickard Road  
Bankstown NSW 2200



## Planning Controls



### Zoning

Zone R3: Medium Density Residential



### Height of Building

8.5m



### Floor Space Ratio

2.18:1











# Sales Information

## Contract for Sale

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

## Open for Inspection

Wednesday & Friday from 1:00pm to 1:30pm

## Auction

6.00pm on Thursday, 29th May 2025  
In-Rooms at Level 3, 56 Kitchener Parade, Bankstown  
NSW 2200

## Contact

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**25**  
*Years*

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