



135 Boundary Road **PEAKHURST**

Information Memorandum | For Sale



25
Years





Contents

Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
- Tenancy Schedule	9
Location	12
Planning Details	16-17
Key Planning Contacts	16
Planning Controls	16
Comparable Sales	20-21
Sales Information	
- Contract for Sale	22
- Open for Inspection	22
- Auction	22
- Contact Details	22
DA Information	23
Disclaimer	24

Executive Summary

Address	135 Boundary Road, Peakhurst NSW 2210
Legal Description	LOT 7 DP11501
Property Type	Commercial: Industrial Building
Building Area*	916m ²
Land Area*	1,140m ²
Parking*	4 On-Site Car Spaces
LGA	Georges River Council
Zoning	E4: General Industrial under Georges River Local Environmental Plan 2021
Floor Space Ratio	1:1
Height of Building	12m
Occupancy	Tenanted
Outgoings*	\$23,466.44
Open for Inspection	Tuesdays & Thursdays from 11:00am – 11:30am
Auction	11:00am Thursday 3rd July 2025 at Charlie Lovett Cafe at 2 Stanley Street, Peakhurst NSW 2210

Selling Agents

Ben Panayotopoulos
Senior Sales & Leasing Executive
M: 0430 140 683
T: 02 9709 6111
E: benp@commercial.net.au

Ryan McMahon
Sales & Leasing - Associate Director
M: 0429 228 460
T: 9546 3555
E: ryanm@commercial.net.au

*Approximate





FOREST ROAD

BOUNDARY ROAD



Key Features



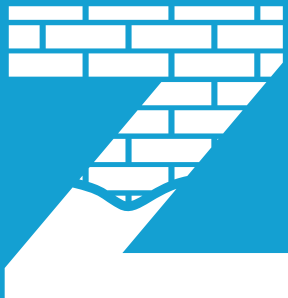
916m² total internal
floorspace



4 On-site
Car Spaces



Total NET income of
\$140,000.00 PA + GST



Zoning is
E4: General Industrial



Huge signage and exposure



Close proximity to
Forest Road, King Georges Road,
and the M5 Motorway



Description

Bound For Success: 1,123m² Freehold On Boundary Rd

Positioned in the heart of Peakhurst's thriving industrial and commercial industrial precinct, this functional freestanding warehouse offers an outstanding opportunity for businesses seeking maximum exposure and versatile space. Boasting a high-profile position on Boundary Road, the property provides seamless access to major transport routes, making it an ideal hub for a range of industries.

Key Features:

- ✓ **Spacious Warehouse** – Enjoy an internal clearance of up to 5m, perfect for warehousing, manufacturing, or distribution.
- ✓ **Prime Street Exposure** – Take advantage of prominent frontage on Boundary Road, ensuring excellent visibility for branding and signage.
- ✓ **Versatile Layout** – A well-designed ground-floor office, reception, and showroom area cater to both operational and client-facing needs.
- ✓ **Power & Efficiency** – Equipped with a strong power supply
- ✓ **Rear Yard Access** – Convenient roller door access to the rear yard, enhancing loading and unloading efficiency.
- ✓ **Strategic Location** – Just meters from Forest Road, King Georges Road, and the M5 Motorway, offering quick access to key commercial hubs and Sydney's broader transport network.

Outgoings

Building Insurance	\$8,734.44 Per Annum
Council Rates*	\$5,592.00 Per Annum
Water Rates*	\$1,920.00 Per Annum
Land Tax	\$7,220.00 Per Annum
TOTAL*	\$23,466.44 Per Annum

Tenancy Schedule

Tenant	P & J Group (Australia) Pty Ltd
Annual Rental	\$140,000.00 PA Net + GST
Outgoings Recoverable	100% payable by tenant (Excluding building insurance)
Term	Three (3) Years
Expiry	31st July 2027
Option	1 x 3-year option (until 31 July 2030)
Increases	4%
Bond	\$35,000.00 + GST

*Approximate

SYDNEY CBD

SYDNEY AIRPORT

FOREST ROAD

BOUNDARY ROAD

135 BOU
PE



PORT BOTANY

HURSTVILLE CBD

BOUNDARY ROAD
BAKHURST



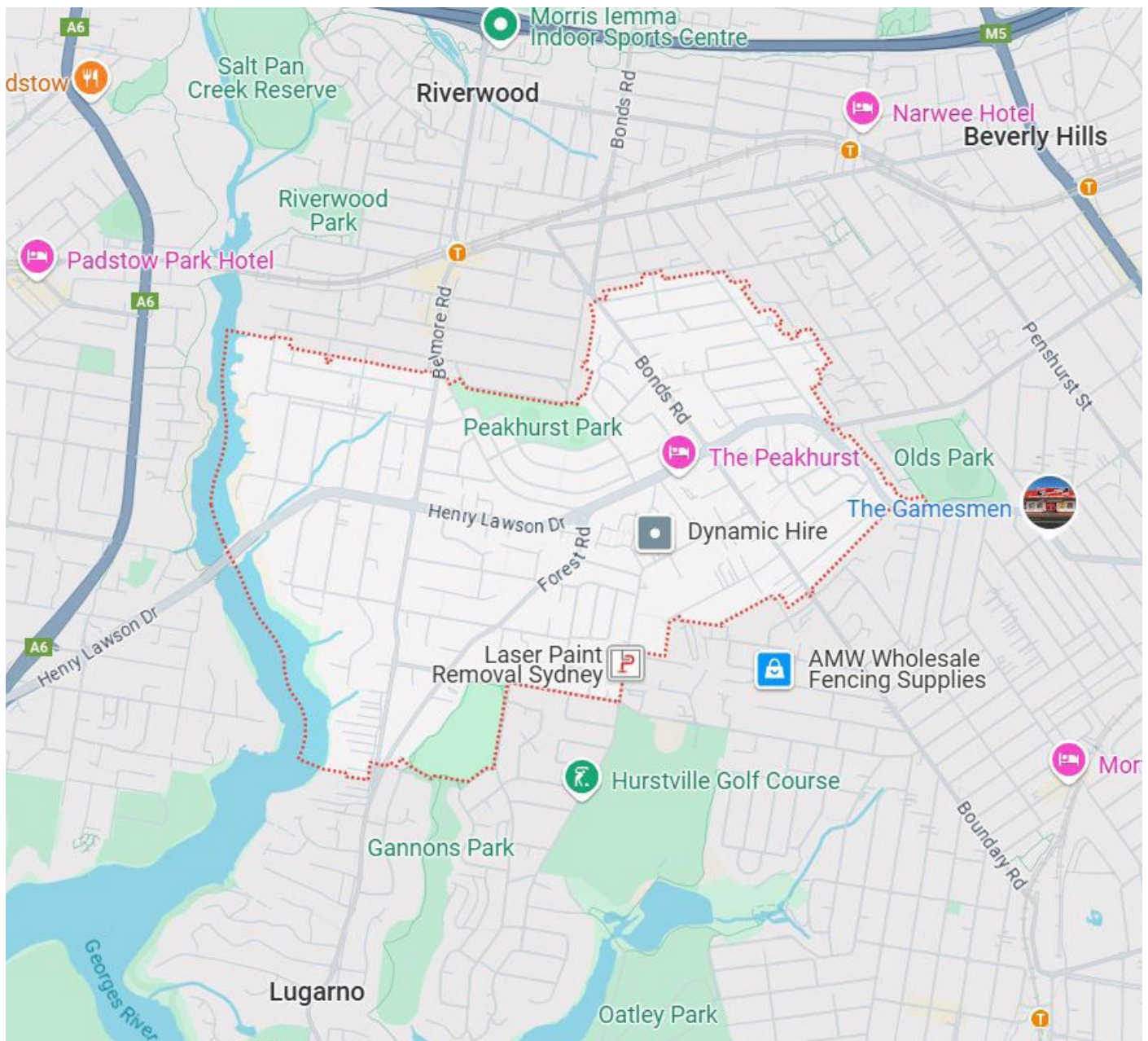
Location

Peakhurst is a suburb in Southern Sydney, or the St George Area, in the state of New South Wales, Australia 21 kilometres South of the Sydney central business district. Peakhurst is in the local government area of the Georges River Council.

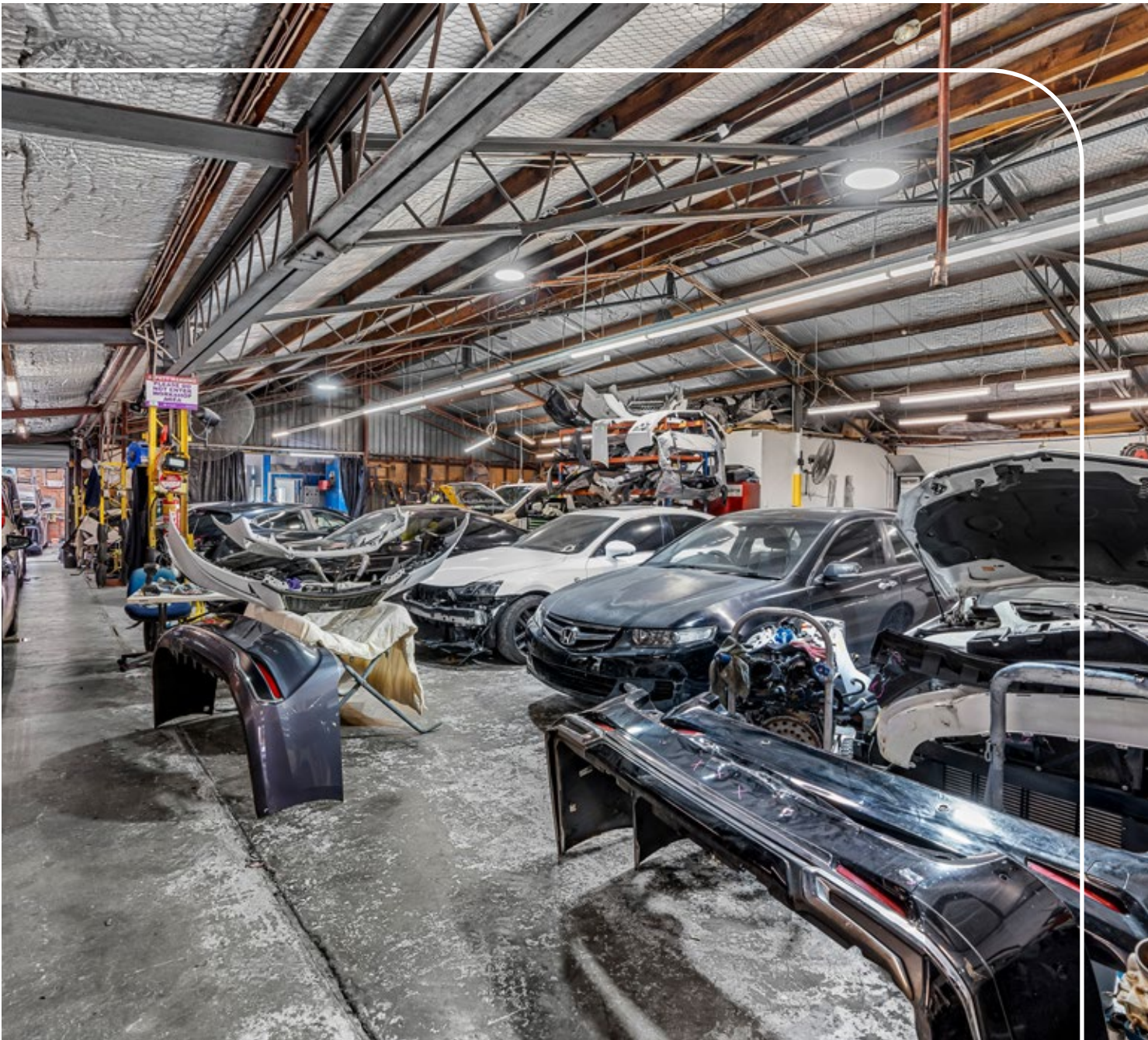
Peakhurst has a western border on Salt Pan Creek, on the Georges River. Peakhurst Heights is a separate suburb to the south, which is bordered by Boggywell Creek and Lime Kiln Bay, on the Georges River. Peakhurst Heights is sometimes still considered to be part of 'Peakhurst' by some residents of the area.

Peakhurst's commercial centres are predominantly located along Forest Road and Boundary Road. Various retail shops, restaurants and cafes are located near the Peakhurst Inn Hotel on Forest Road. The hotel contains a pub and drive-through bottle shop. Peakhurst also contains a sizeable industrial area mainly on and around Boundary Road.

The main roads are Forest Road, Henry Lawson Drive, Stoney Creek Road, Boundary Road, Bonds Road, Broad Arrow Road, Isaac Street, Baumans Road. Forest Road, which links to Henry Lawson Drive at Peakhurst, is the busiest carriageway that extends through numerous other suburbs in Sydney. The nearest railway station is located in nearby Riverwood.









Planning Details

E4: General Industrial under Georges River Local Environmental Plan 2021

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures

Key Planning Contacts

COUNCIL: Georges River Council

TELEPHONE: 02 9330 6400

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: <https://www.georgesriver.nsw.gov.au/Home>

POSTAL ADDRESS:

PO Box 205
Hurstville BC NSW 1481

STREET ADDRESS:

Georges River Civic Centre
Corner MacMahon and Dora Streets
Hurstville NSW 2220

Planning Controls



Zoning

Zone E4: General Industrial



Height of Building

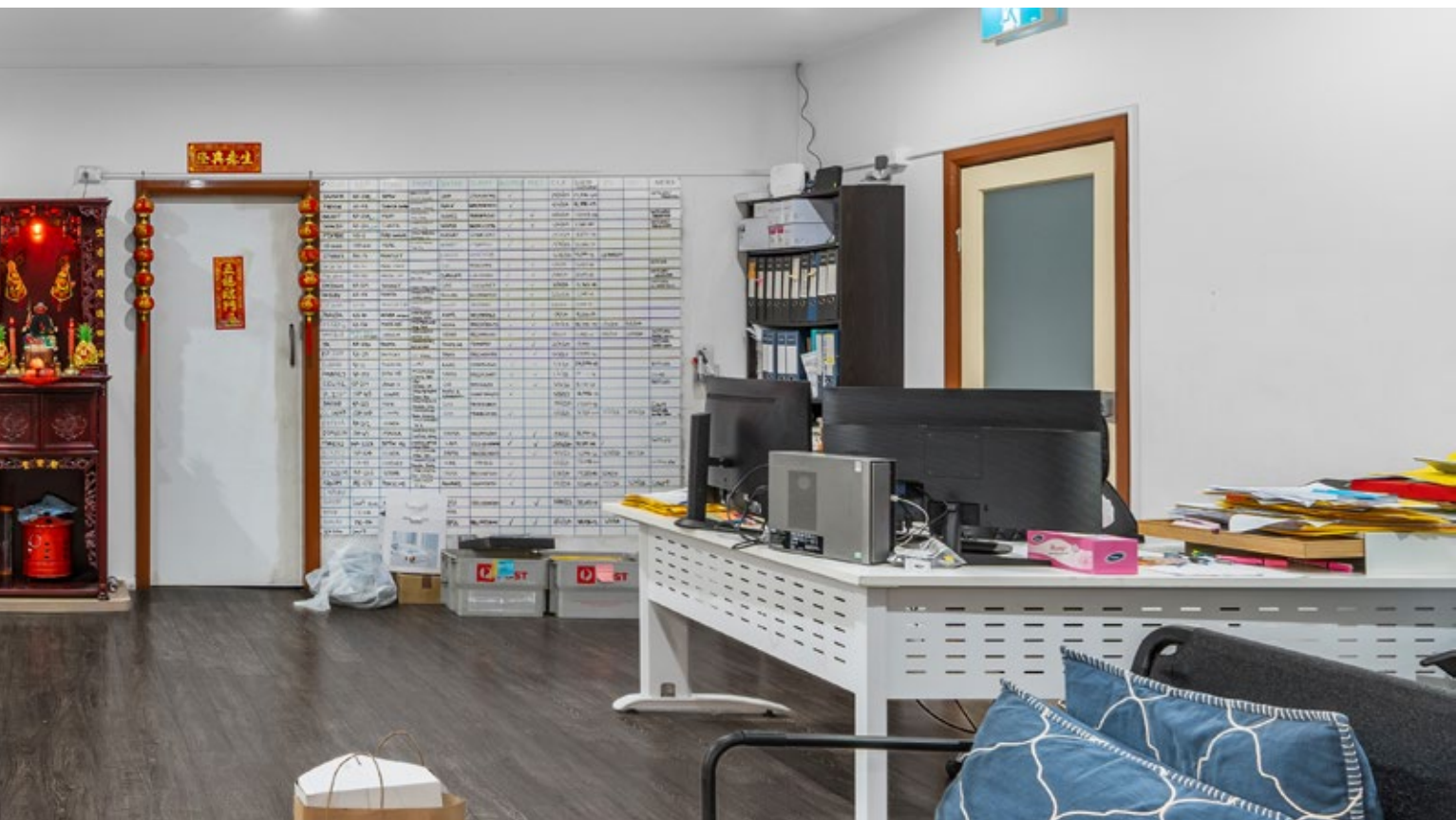
12m



Floor Space Ratio

1:1





Comparable Sales

28 Norman Street, Peakhurst

SALE PRICE: \$8,400,000.00

SALE DATE: April 2025

LAND AREA: 2,022m²

RATE ON LAND: \$4,154.00 Per m²

COMMENTS: Sold by CPG



23-25 Norman Street, Peakhurst

SALE PRICE: \$3,200,000.00

SALE DATE: July 2024

LAND AREA: 1,007m²

RATE ON LAND: \$3,177.00 Per m²

COMMENTS: Sold by CPG



82 Roberts Avenue, Mortdale

SALE PRICE: \$3,800,000.00

SALE DATE: December 2024

LAND AREA: 921m²

RATE ON LAND: \$4,125.00 Per m²

COMMENTS: Sold by CPG



8 Stanley Street, Peakhurst

SALE PRICE: \$2,200,000.00

SALE DATE: November 2024

LAND AREA: 544m²

RATE ON LAND: \$4,044.00 Per m²

COMMENTS: Sold by CPG



Comparable Sales

6 Production Avenue, Kogarah

SALE PRICE: \$2,225,000.00

SALE DATE: August 2023

LAND AREA: 575m²

RATE ON LAND: \$3,869.00 Per m²

COMMENTS: Sold by CPG



72 Anderson Road, Mortdale

SALE PRICE: \$2,130,000.00

SALE DATE: September 2022

LAND AREA: 663m²

RATE ON LAND: \$3,212.00 Per m²

COMMENTS:



109 Bonds Road, Punchbowl

SALE PRICE: \$3,515,000.00

SALE DATE: March 2025

LAND AREA: 864m²

RATE ON LAND: \$4,068.28 Per m²

COMMENTS: Sold by CPG



3 Schofield Street, Riverwood

SALE PRICE: \$2,450,000.00

SALE DATE: February 2024

LAND AREA: 410m²

RATE ON LAND: \$5,975.00 Per m²

COMMENTS: Sold by CPG



Sales Information

Contract for Sale

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

Open for Inspection

Tuesdays & Thursdays from 11:00am – 11:30am

Auction

11:00am Thursday 3rd July 2025 at
Charlie Lovett Cafe at 2 Stanley Street, Peakhurst
NSW 2210

Contact

Ben Panayotopoulos

Senior Sales & Leasing Executive

M: 0430 140 683

T: 02 9709 6111

E: benp@commercial.net.au

Ryan McMahon

Sales & Leasing - Associate Director

M: 0429 228 460

T: 9546 3555

E: ryanm@commercial.net.au



DA Approved Smash Repairer/Panel Beater



5/19/25, 9:46 AM

[Find an Application](#)

CDC2016/0007

Description: Council Issued Complying Development Certificate - change of use (printing company to panel beater)
Assessment Officer: Rocco Verrelli
Estimated Cost of Work: \$ 20,000.00
Lodged date: 06/01/2016
Decision: Approved
Decision date: 16/03/2016
Decision by: Delegation to Staff

Location	Progress	People	Related	Documents	Show All
----------	----------	--------	---------	-----------	----------

Location

135 Boundary Road PEAKHURST NSW 2210

▼ Map

[Map View Disclaimer](#)

Progress

Description	Decision	Date
Site Inspection Required	Yes	21/01/2016
Is Further Information Required	Yes	21/01/2016
Information Received	Yes	14/03/2016
Assessment	Approved	14/03/2016
Issue Complying Development Certificate	Commercial	14/03/2016
Notice of Commencement Received		

People

Applicant - X - Five Pty Ltd

Related Applications

No applications recorded.

Documents

No Documents Currently Available



Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.



25
Years

Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P: 02 9709 6111
W: www.commercial.net.au

239 Rocky Point Road
Ramsgate NSW 2217
P: 02 9546 3555
W: www.commercial.net.au