

INFORMATION MEMORANDUM

FOR SALE BY PRIVATE SALE

2, 5 HARCREST BOULEVARD, WANTIRNA SOUTH



2 AT 5
BLVD
HARCREST
WANTIRNA STH



SALES OFFICE

03 8727 9555

20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

For Sale By Private Sale Shop 2, 5 Harcrest Blvd, Wantirna Sth

Appleby Real Estate is pleased to offer this outstanding retail investment for sale. Located within the Harcrest Hub Shopping Centre, the property is one of 7 retail shops along with anchor tenant, KFL Supermarket.

The property presents a sound investment opportunity with a recently executed new lease to YMF Business Pty Ltd, trading as Fai's Cafe on a 5 year lease with a further 5 year option.

Appleby Real Estate recommends all Investors to seriously consider the opportunity this property has to offer.

Location

The property is situated in the suburb of Wantirna South in a predominately residential area approximately 32 kilometres east of Melbourne CBD.

The Harcrest Hub Shopping Centre is located on the corner of Stud Road and Harcrest Boulevard within Mirvac's Harcrest residential estate which has an estimated population of 3,000 plus.



2^{AT 5}
HARCREST BLVD
WANTIRNA STH

Executive Summary

Retail Investment Brand New Lease

Description

Concrete slab constructed shop of 88.6 square metres with additional outdoor seating area of 54 square metres*.

Building

- Total Area: 88.6 Square Metres*
- Outdoor Seating Area: 54 Square Metres* (99 year lease agreement in place)

Lease Details

- Tenant: YMF Business Pty Ltd, trading as Fai's Cafe
- Rental: \$52,500 Per Annum, Plus GST, Plus Outgoings
- Term: 5 Years
- Further Option: 5 Years
- Lease Commencement: 5 July, 2021
- Annual Increases: Fixed 4.0%
- Security Deposit: \$17,845

Zoning

Mixed Use Zone (MUZ) under the Knox City Council Planning Scheme

Title Particulars

Certificate of Title Volume 11458 Folio 737 being Lot 2 on Plan of Subdivision 705519C.

Sale Process

Private Sale

Sale Terms

10% Deposit, Balance 30/60/90 Days



2^{AT}5
HARCREST
BLVD
WANTIRNA STH

Key Highlights Include

Lease term commenced 2021
5 years x 5 years

Key Investment Details

Securely leased to established operator
Returning \$52,500 Per Annum
5 Year Further Option
Additional outdoor seating with 99 year lease agreement in place
Located in established shopping hub
Mirvac Harcrest Residential Estate - Estimated Pop. 3,000+
96 On-Site Customer Parking Spaces

Shop

Building area of 88.6 square metres plus an additional outdoor seating area of 54 square meters secured via a 99 year lease.

Major Arterials

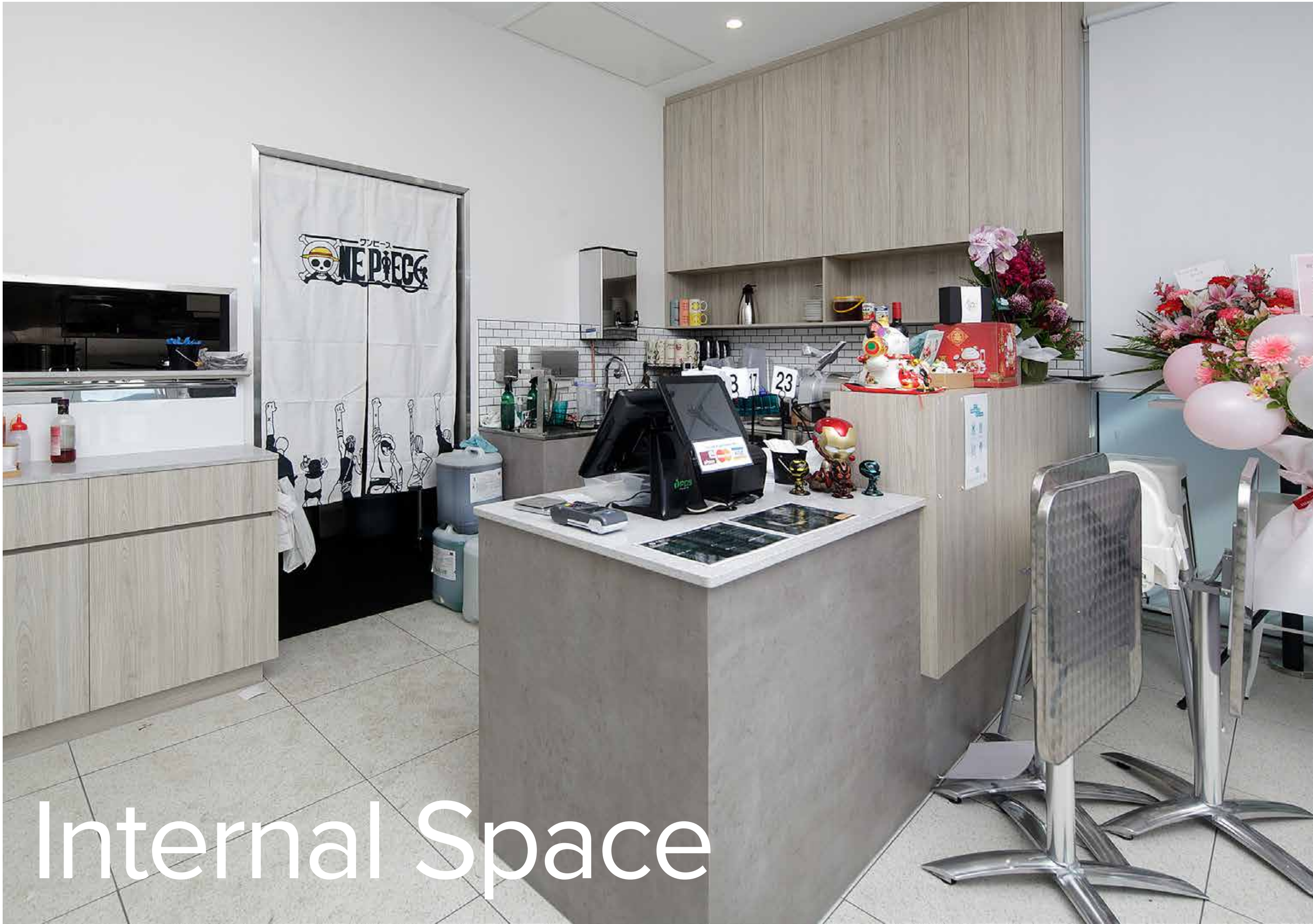
Well serviced by major arterial roads providing convenient access to surrounding suburbs.

Retail Amenities

Located minutes from Westfield Knox and the greater Knox commercial area.

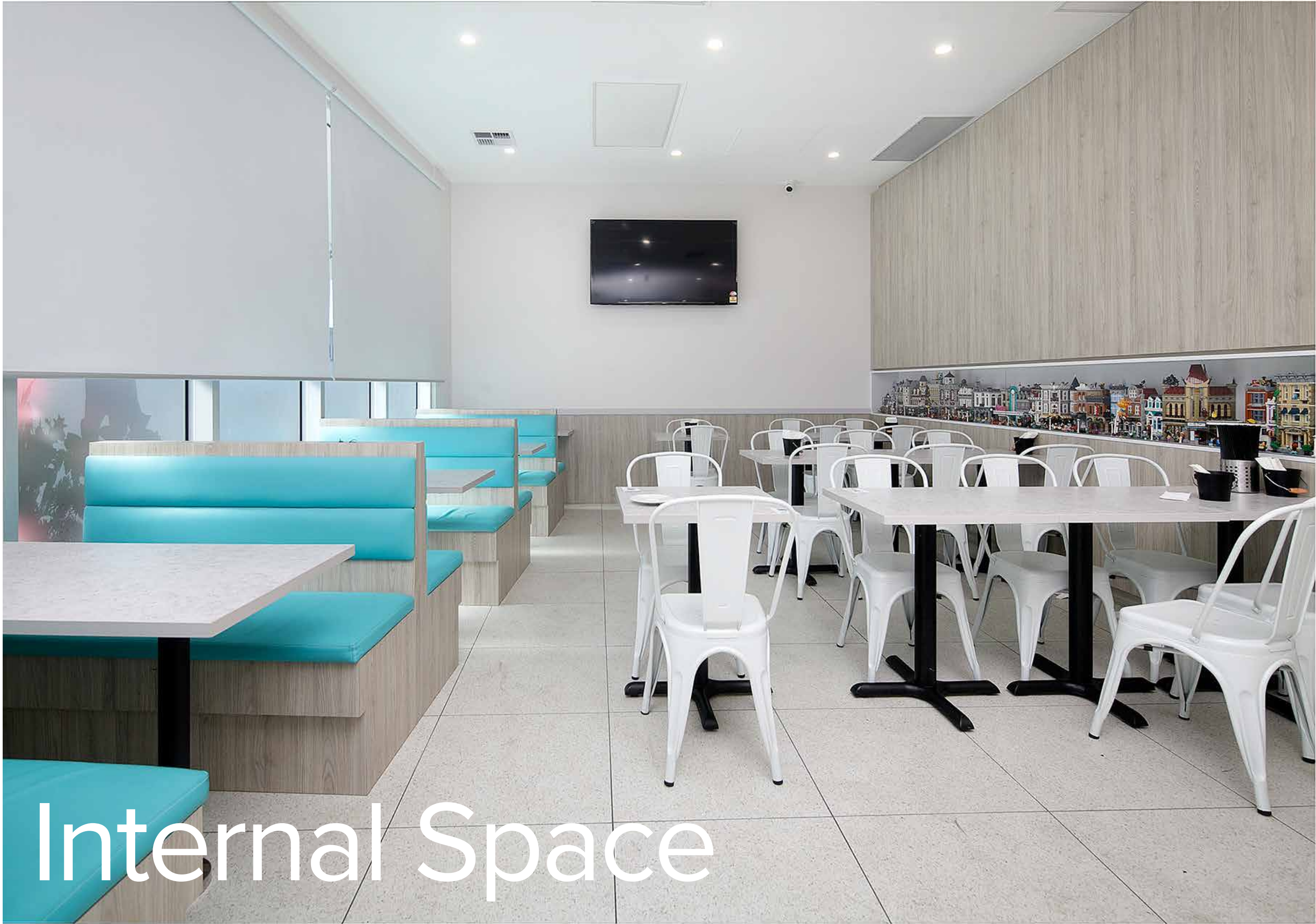
Public Transport

Bus services run along Stud Road.



Internal Space





Internal Space



Kitchen



Contact Details

For more information or to organise an inspection time please contact:



David McGuinness
Commercial Industrial
david@appleby.com.au
0433 322 443



Nick Draffin
Managing Director
nick@appleby.com.au
0407 058 223

Disclaimer

This report has been compiled on the basis of information available. Though efforts have been made to verify or establish the accuracy of the material, it is not permissible to warrant that it is accurate. Some predictions are estimates only and necessarily based on assumptions which may not occur.

Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty or inducement.

The sole purpose and basis of the provision of this report is for persons to decide if they wish to proceed with the inquiries in connection with the property. The Vendor/Landlord, its Agents and Representatives do not accept any responsibility for and will not be liable in respect of any of the contents of this report.

**All areas listed are approximate.*



Property Report

Appendix 1

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 11 November 2021 12:34 PM

PROPERTY DETAILS

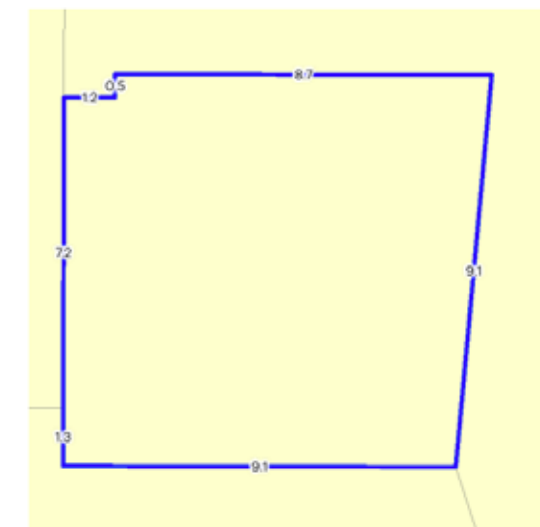
Address: **2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152**
Lot and Plan Number: **Lot 2 P5705519**
Standard Parcel Identifier (SPI): **2\PS705519**
Local Government Area (Council): **KNOX** www.knox.vic.gov.au
Council Property Number: **174658**
Directory Reference: **Melway 72 J3**

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 86 sq. m
Perimeter: 37 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **FERTREE GULLY**

PLANNING INFORMATION

Planning Zone: [MIXED USE ZONE \(MUZ\)](#)
[SCHEDULE TO THE MIXED USE ZONE \(MUZ\)](#)
Planning Overlay: [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 8 \(DPO8\)](#)

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PROPERTY REPORT: 2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152

Page 1 of 2

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 10 November 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

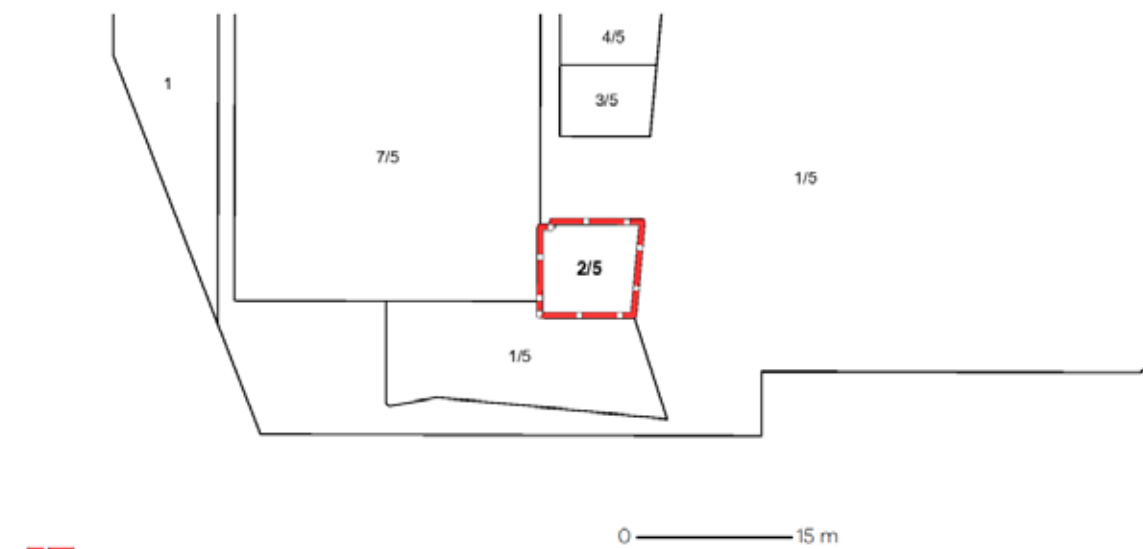
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://maps.here.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Area Map



Selected Property

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PROPERTY REPORT: 2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152

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Planning Report

Appendix 2

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 11 November 2021 12:26 PM

PROPERTY DETAILS

Address: **2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152**
Lot and Plan Number: **Lot 2 PS705519**
Standard Parcel Identifier (SPI): **2\PS705519**
Local Government Area (Council): **KNOX** www.knox.vic.gov.au
Council Property Number: **174658**
Planning Scheme: **Knox** [Planning Scheme - Knox](#)
Directory Reference: **Melway 72 J3**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

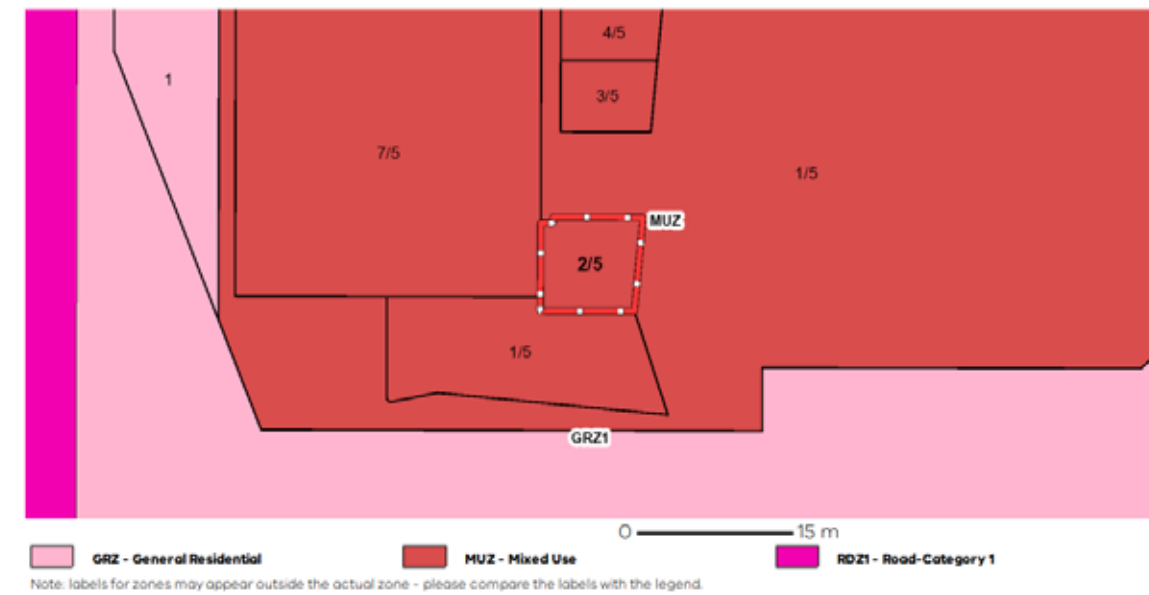
Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **FERNTREE GULLY**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

Planning Zones

[MIXED USE ZONE \(MUZ\)](#)
[SCHEDULE TO THE MIXED USE ZONE \(MUZ\)](#)



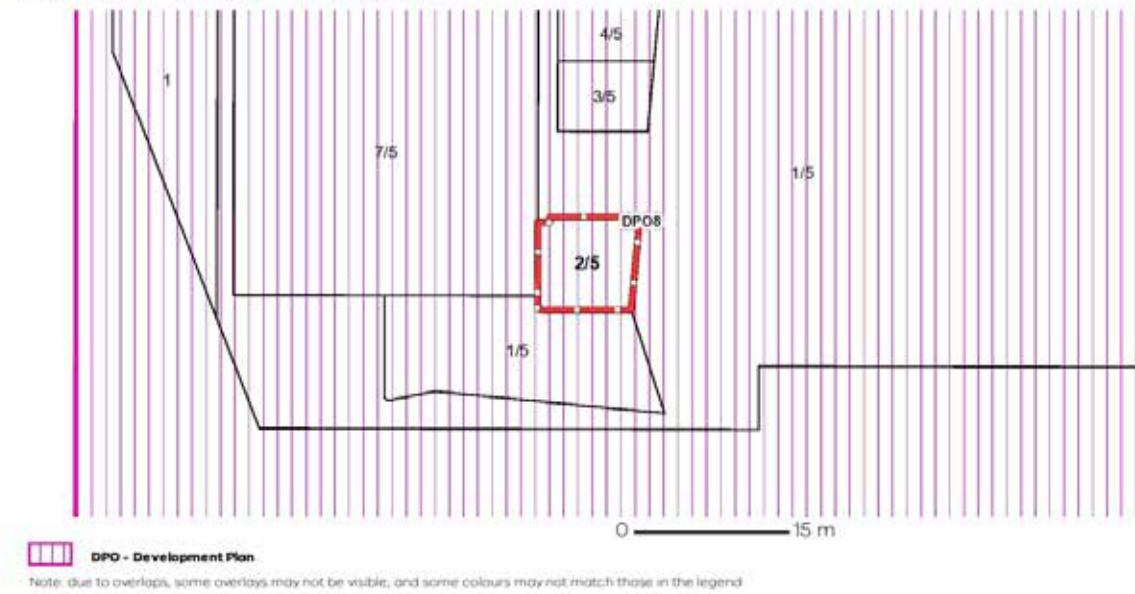
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PLANNING PROPERTY REPORT: 2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152 Page 1 of 3

PLANNING PROPERTY REPORT



Planning Overlay

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 8 \(DPO8\)](#)



Further Planning Information

Planning scheme data last updated on 4 November 2021.

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For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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PLANNING PROPERTY REPORT: 2/5 HARCREST BOULEVARD WANTIRNA SOUTH 3152 Page 2 of 3

PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/naturekit/)

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Title Particulars

Appendix 3



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 11458 FOLIO 737

Security no : 124092768601S
Produced 29/09/2021 04:54 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 705519C.
PARENT TITLE Volume 11273 Folio 690
Created by instrument PS705519C 22/11/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AC WANTIRNA SOUTH PTY LTD of 16/7-9 DENMARK STREET KEW VIC 3101
AN834540F 16/05/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN834541D 16/05/2017
NATIONAL AUSTRALIA BANK LTD

COVENANT PS705519C 22/11/2013

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS705519C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 2 5 HARCREST BOULEVARD WANTIRNA SOUTH VIC 3152

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 16/05/2017

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS705519C

Title 11458/737

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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DOCUMENT END

Title 11458/737

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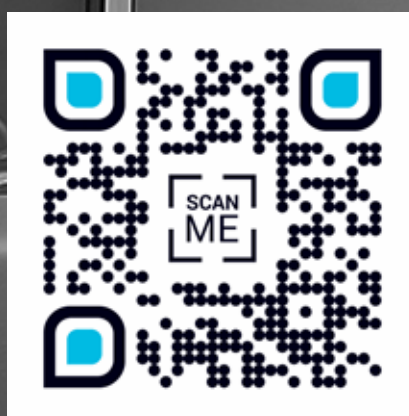




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