



# Modern Fit-Out - High Exposure

Suite 2 & 3, 684 Princes  
Highway, Kogarah NSW 2217

INFORMATION MEMORANDUM

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## Introduction

Located on the Princes Hwy frontage on level one, (2) well-presented commercial suites.

An opportunity to purchase an entire level in one line or individually. The properties are being offered separately for sale, would suit investors or occupiers including consultants, professionals, medical and beauty.

The building offers security door access, glass lined walls & lift to all levels.

The building presents extremely well, it is a 3-level boutique commercial building offering a fit out well above the standard expected for a suburban office building with features like:

- Security door access via Princes Highway
- High quality finish to foyer areas on all levels
- Glass lined walls and lift to all levels
- Tiled foyers
- Security parking
- Highway signage
- Completed in 2009

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# Executive Summary

**Property Address:** Suite 2, 684 Princes Highway, Kogarah

**Title Reference:** Lot 2 Strata Plan 82666

**Local Government:** Bayside Council

**Building Area:** Internal: 188sqm  
Parking: 40sqm

**Zoning:** R4 - High Density Residential

**Method of Sale:** For Sale: \$860,000 plus GST

## Property Highlights:

- 5 Glass panelled offices, Reception, Boardroom, Storage, Kitchen & large showroom
- First floor suite, suitable for many uses, including medical and professional
- Ducted Air conditioning
- 3 car spaces in security car park, accessed from Cross Lane
- Amenities include separate male & female toilet
- Ample windows for natural lighting
- Data cabling

## Statutory outgoings Per Quarter

Item	Amount
Council Rates	\$328.91
Water Rates	\$33.68
Strata Levies	\$2,605.85

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# Executive Summary

**Property Address:** Suite 3, 684 Princes Highway, Kogarah

**Title Reference:** Lot 3 Strata Plan 82666

**Local Government:** Bayside Council

**Building Area:** Internal: 113sqm  
Parking: 14sqm

**Zoning:** R4 - High Density Residential

**Method of Sale:** For Sale: \$530,000 plus GST

## Property Highlights:

- Large open plan office area, Kitchen & Inviting Reception
- Private 12.47sqm balcony
- First floor rear suite, suitable for many uses, including medical and professional
- Ducted Air conditioning
- 2 stacked car spaces in security car park, accessed from Cross Lane
- Amenities include separate male & female toilet
- Ample windows for natural lighting
- Data cabling

## Statutory outgoings Per Quarter

Item	Amount
Council Rates	\$256.87
Water Rates	\$36.16
Strata Levies	\$1,561.40

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# Location

*Kogarah is located 15km south of the Sydney central business district and is considered to be the centre of the St George area.*

Kogarah's main shopping area is located around Kogarah railway station on Railway Parade, Regent Street and on the opposite side of the railway line on Station Street. The Kogarah Town Centre, Kogarah's largest shopping centre, includes 2 supermarkets (Woolworths & Aldi) along with a multitude of specialty stores. It provides easy access to Kogarah railway station. The commercial area also extends to surrounding streets such as Montgomery and Belgrave Streets. This commercial area includes the St George Bank national headquarters in a large office building in Montgomery Street, which is a large employer in the area. Many high rise apartment buildings have also been built around the commercial area in recent years. Commercial and light industrial developments are also located along the Princes Highway and Rocky Point Road.

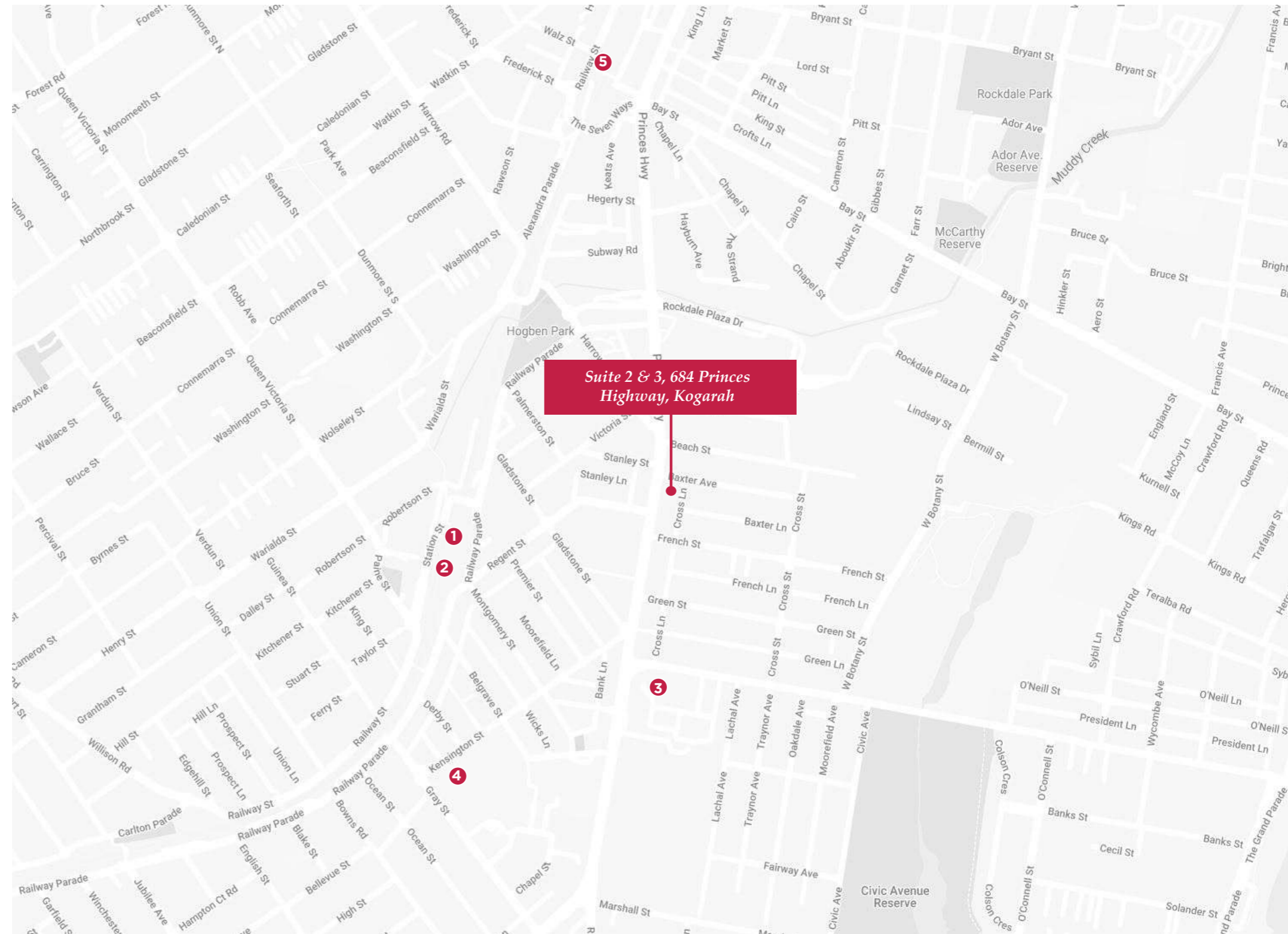
St George Hospital is a major regional hospital that serves the whole St George area but also accepts patients from other regions in New South Wales. St George Private Hospital is located nearby. Many medical centres, doctor's surgeries and specialists' rooms and related services are located in the surrounding area.

Kogarah Police Station and Kogarah Local Court are located on Montgomery Street. The local court serves the whole of the St George area and as such many barristers and solicitors have their offices in Kogarah.

Other benefits of this location is the property's proximity to the following:

<b>1</b>	Kogarah Town Centre	550m*
<b>2</b>	Kogarah Railway Station	600m*
<b>3</b>	St George Tafe	600m*
<b>4</b>	St George Hospital	650m*
<b>5</b>	Rockdale Railway Station	1 km*

*Kogarah has a mixture of residential, commercial and light industrial areas. It is also known for its large number of schools (primary schools, high schools and tertiary education) and health care services (including two hospitals and many medical centres).*



# Inspections

*Stanton Hillier Parker are pleased to present suite 2 & 3, 684 Princes Highway, Kogarah for sale via private treaty.*

For further information or to arrange an inspection, please contact the agent below:

**Arthur Kollias**

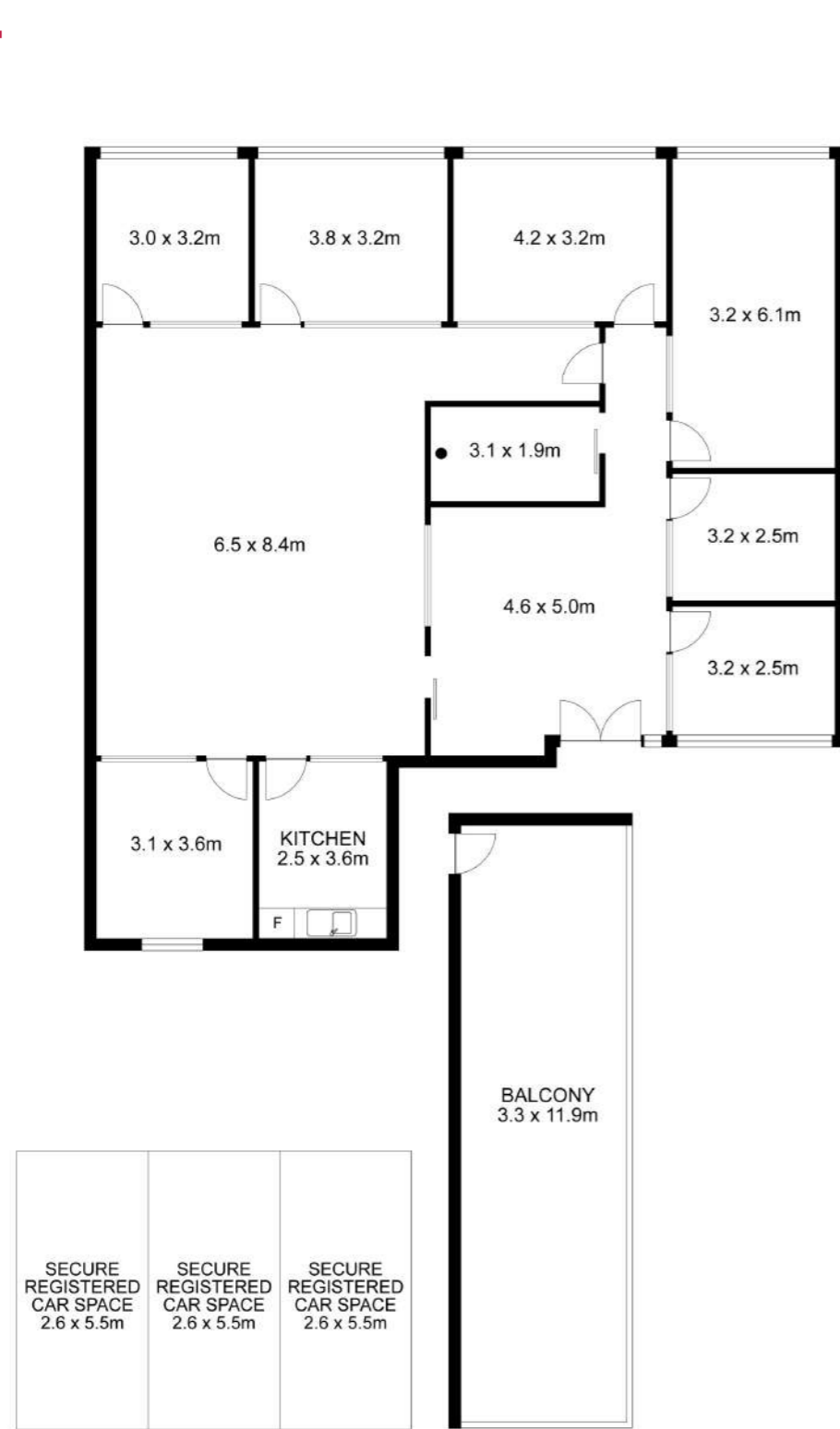
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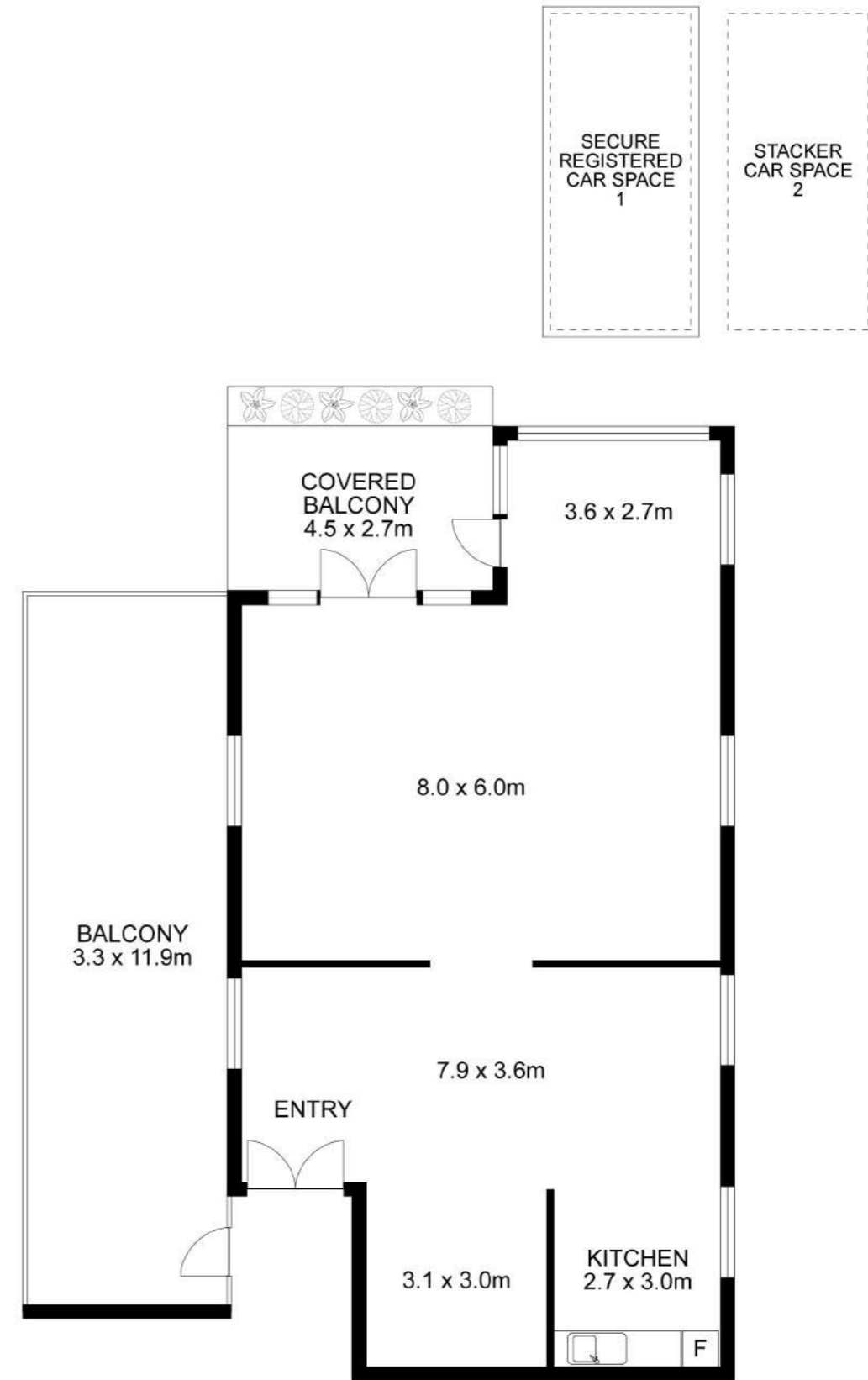
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# Floor Plans



Suite 2, 684 Princes Highway, Kogarah



Suite 3, 684 Princes Highway, Kogarah



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