

Information Memorandum

For sale via Private Treaty

South Hurstville Bowling and Recreation Club

29A Greenacre Road South Hurstville

Potential Redevelopment site, s.t.c.a.



1.43 ha (14,300 m²) aprx

www.sharpdevelopmentsites.com.au

Property details summary

Address	29A Greenacre Road, South Hurstville
Title details	Lot 4 DP 790242
Local Government Area	Kogarah Council
Zoning	RE 2 – private recreation
Total Amalgamated site area	1.43 ha (14,300 m2) approx

Current Improvements: Brick and concrete clubhouse dating to around 1950 and associated facilities. On site parking is also available with a good sized bitumen car park. Three (3) bowling greens are also available for club patrons.

Method of Sale: For sale by Private Treaty

Inspection: By appointment

Vendor's Agents : Sharp Development Sites Pty Ltd

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Greg Sharp – Principal

Site Sales

m 0409 287 200

Peter Leckie

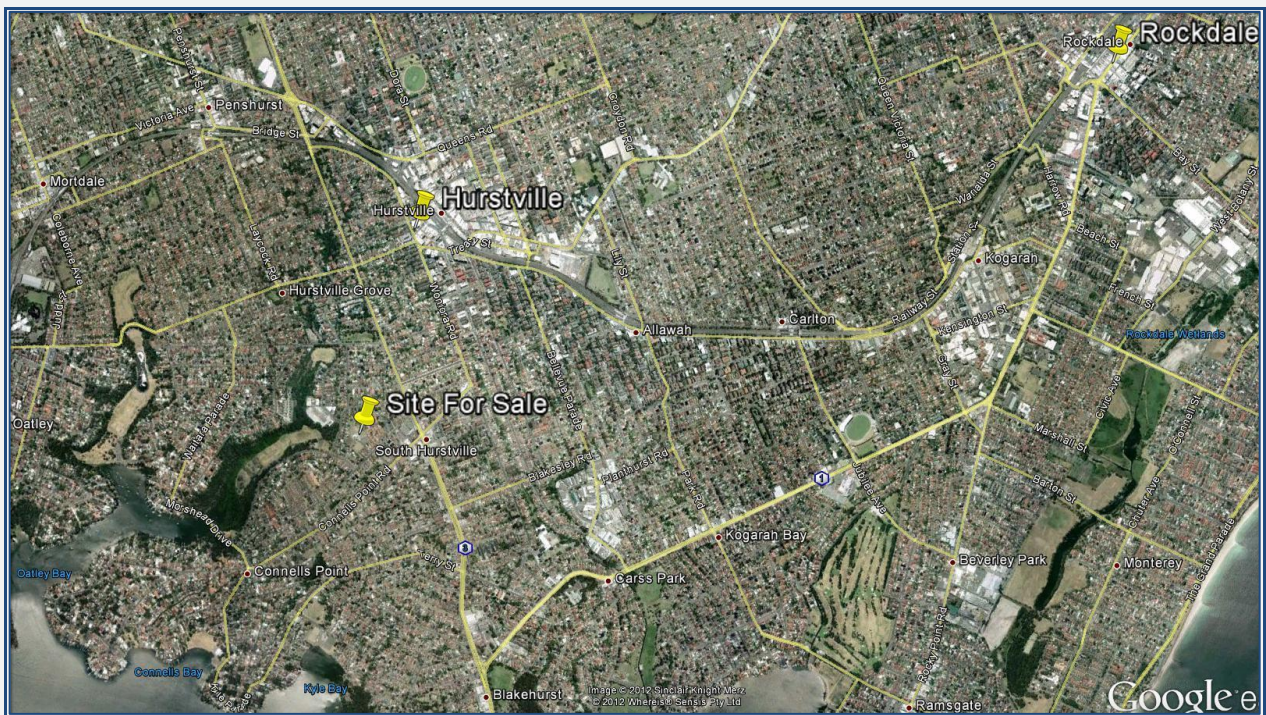
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Location

South Hurstville Bowling and Recreation club is located on the northern side of Greenacre Road, South Hurstville, within an easy level walk to transport, shops and services. South Hurstville is serviced by King Georges Road, running North / South and Connells Point Road running between Hurstville and Kyle Bay.

Approximate distances to local amenities include :

- 250 m to King Georges Road
- 1.2 km to Hurstville Railway station
- 1.1 km to Kyle Bay Bowling Club



South Hurstville is a popular suburb within the Kogarah Municipality, 18 kilometres south of the Sydney C.B.D. King Georges Road bisects the suburb, with Connells Point Road intersecting and connecting Hurstville with the suburbs of Kyle Bay and Connells Point.

South Hurstville is serviced by bus routes which connect with nearby Hurstville railway station on the Illawarra line on the City Rail network. Veolia bus service runs buses between Hurstville and South Hurstville, with routes 970 and 971 servicing the area. Punchbowl bus company runs route 953 to South Hurstville.

Advantages of the site:

There is currently no development site of this size on the market in the St. George area.

The site, being approximately 14,300m² lends itself to a variety of potential redevelopment propositions, subject to Council approval.

The St George and local South Hurstville / Connells Point areas provide significant potential to develop Retirement Living and Aged Care facilities to satisfy local demand.

The advantage of having 3 street entrances opens up the opportunity for the site to be redeveloped in either in a series of stages or as separately developed components.

The site has no significant existing trees on site. The site is also conveniently located to all necessary services, shops, utilities, transport facilities and social infrastructure.

Surrounding existing built form consists of predominantly single and two storey residential homes to the Western and Northern boundaries. To the Southern and Eastern boundaries are two storey townhouse developments.

Our experience in the Project Marketing of developers' finished product proves there is demand amongst aging St George residents to downsize from their existing freestanding home to smaller housing types such as villas or apartments serviced by a lift.

Medium priced townhouse and villa developments are also sought by younger couples and singles as their preferred form of housing.

Contamination issues: As the existing club was developed many years ago, on land that was probably previously undeveloped, the probability of ground contamination is assumed to be minimal. There is currently no report available to determine if asbestos or other hazardous materials are contained on the site.

Photo Gallery





Agency Profile – Sharp Development Sites Pty Ltd



Agency Principal Profile Greg Sharp Licensed Real Estate Agent

Greg Sharp co-owned and operated one of Hurstville’s leading real estate agencies, H.T.Wills and Co, between 1982 and 1997, establishing a reputation in the field of consolidating and selling residential development sites and the professional **Project Marketing** of the developers’ finished product.

The successful combination of securing sites for private developer clients, including selling numerous sites to the Department of Housing, provided broad experience in all aspects of real estate development and sales. The combined background and experience of the company’s directors in real estate agency practice, and the property development field, allowed us to offer a unique range of services to our developer clients, in conjunction with standard estate agency sales expertise.

Sharp Development Sites Pty Ltd was established by Greg Sharp to assist property owners in taking a potential development site from inception through to a successful and profitable conclusion. Greg’s extensive personal experience in property development, combined with his tried and tested sales and marketing skills, ensure that the unique goals of his property developer clients are achieved when buying or selling.



Agent Profile Peter Leckie Licensed Real Estate Agent

An experienced, well respected real estate agent with 15 years experience, and a local resident of South Caringbah, Peter provides a rare expertise in selling and acquiring property development sites and works in unison with Sharp Development Sites in this field.

He is also contracted to Abode Property Agents to assist in the Project Marketing of developers’ finished product, often on sites he has sold through Sharp Development Sites.

Peter is uniquely skilled and experienced in the amalgamation and marketing of development sites, both DA Approved and subject to DA Approval, and in sourcing buyers on professionally negotiated terms and conditions acceptable to both vendor and purchaser.

His experience in the development site area equips him with an innate understanding of the importance of professional marketing in achieving the required nett return on the developers’ project.

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