



INFORMATION MEMORANDUM

FOR SALE BY PUBLIC AUCTION

THURSDAY 9 DECEMBER 2021 AT 2PM - ON SITE

5-17
SOUTHFORK
DRIVE
KILSYTH



SALES OFFICE
03 8727 9555
20 Station Street, Bayswater VIC 3153

APPLEBY.COM.AU





Introduction

For Sale By Public Auction Thursday 9 December 2021 at 2pm

Appleby Real Estate are pleased to offer to the market this outstanding industrial warehouse for sale at 5, 17 Southfork Drive, Kilsyth. The property is currently leased on a month to month agreement, providing flexibility for the investor or owner-occupier.

The property comprises a well maintained office warehouse with a total floor area of approximately 324.5 square metres.

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

Location

The property is situated in a desirable Kilsyth location on Southfork Drive, on the southern side of Canterbury Road, approximately 8 kilometres from Eastink and 31 kilometres East of Melbourne CBD.



Executive Summary

Invest Or Occupy

Description

5/17 Southfork Drive, Kilsyth is a high clearance (6.6 metres), warehouse office of tilt slab construction, featuring a two-level office and mezzanine within the warehouse. The property is accessed via a motorised roller shutter door and there are 5 designated on site parking spaces.

Building

- Total Area: 324.5 Square Metres*
- Mezzanine/Office: 61.5 Square Metres*
- Warehouse Floor: 263 Square Metres*

Lease Details

- Tenant: The Photographers Tool Box Pty Ltd
- Rental: \$31,504.44 Per Annum, Plus GST, Plus Outgoings
- Term: Month to Month

Land

Land Size: 280 Square Metres*

Zoning

Industrial 1 Zone (IN1Z) under the Maroondah City Council Planning Scheme

Sale Process

Public Auction - Thursday 9 December 2021 at 2pm - On Site

Sale Terms

10% Deposit, Balance 30/60/90 Days



Key Highlights Include

Street Frontage Desirable Commercial Location

Key Investment Details

- Month to Month Lease
- Returning \$31,504.44 Per Annum
- Mezzanine Office Space
- Electric Roller Door
- Warehouse Clearance 6.6 metres
- Street Frontage
- On-Site Parking

Warehouse/Office

The property comprises a high clearance warehouse of 324.5 square metres* and office space of 61.5 square metres*. Amenities include a staff room, storeroom and one toilet. There are 5 on-site car parking spaces and 1 electric roller door.

Major Arterials

Well serviced by major arterial roads providing convenient access to surrounding Eastern suburbs. The property is located just off Canterbury Road and is approximately 8 kilometres from Eastlink on/off ramp providing convenient access to the M1 and Eastern Freeway.

Retail Amenities

Retail amenities in close proximity include the Canterbury Gardens Shopping Centre.

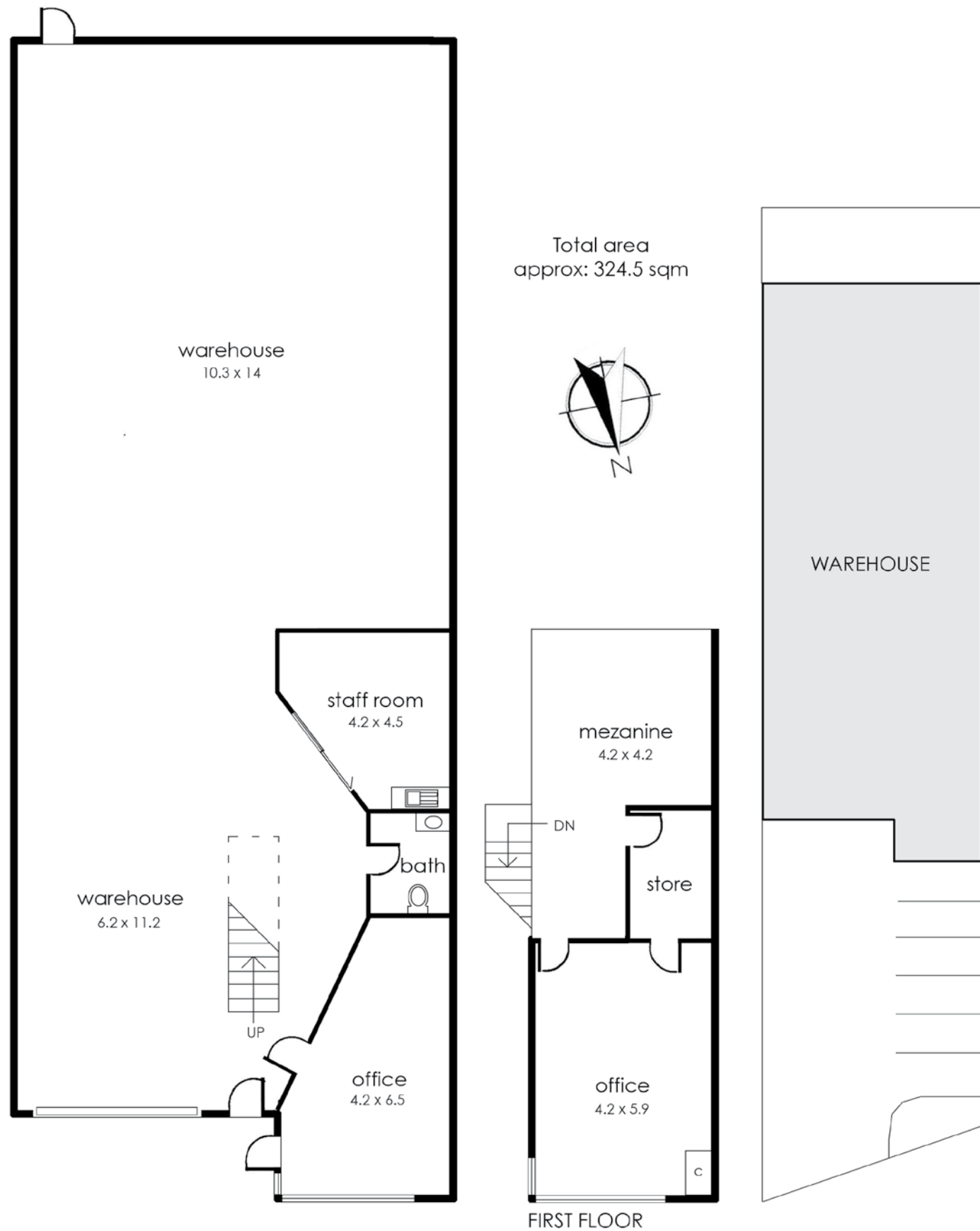
Surrounded by National Businesses

The property is surrounded by major traders including [Merck](#), [Siemens](#), [Supagas](#), [Kennards](#) and [Speedpanel](#).

Public Transport

Bayswater Train Station is approximately 5.4 kilometres and bus services run along Canterbury Road.





5/17 Southfork Drive, Kilsyth South

© Produced by DND Floor Plans.

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



Contact Details

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



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0421 904 271

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.*



MELBOURNE CBD

← 31KM APPROX

CANTERBURY ROAD

5-17
SOUTHFORK
DRIVE
KILSYTH

Aerial View

Property Report

Appendix 1

PROPERTY REPORT



From www.planning.vic.gov.au at 15 November 2021 03:35 PM

PROPERTY DETAILS

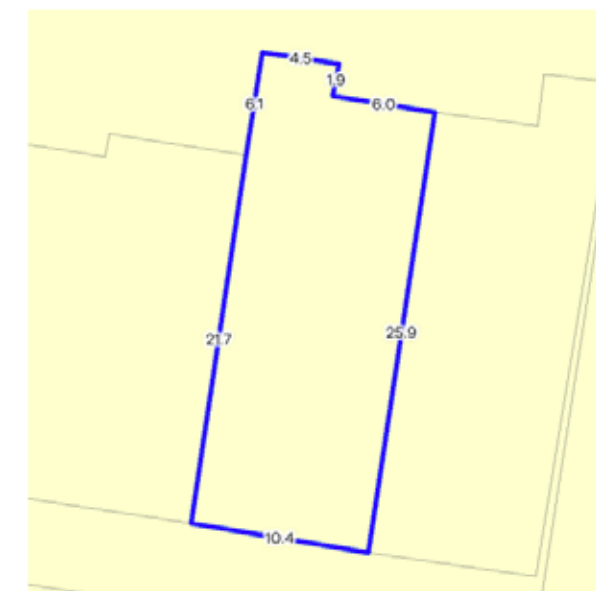
Address: **5/17 SOUTHFORK DRIVE KILSYTH SOUTH 3137**
Lot and Plan Number: **Lot 5 PS500004**
Standard Parcel Identifier (SPI): **5\PS500004**
Local Government Area (Council): **MAROONDAH** www.maroondah.vic.gov.au
Council Property Number: **238480**
Directory Reference: **Melway 51 F10**

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: 280 sq. m
Perimeter: 77 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: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

PLANNING INFORMATION

Planning Zone: [INDUSTRIAL 1 ZONE \(IN1Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)

Planning Overlay: None

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1992 (Vic).

PROPERTY REPORT: 5/17 SOUTHFORK DRIVE KILSYTH SOUTH 3137

Page 1 of 2

PROPERTY REPORT



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://mapshare.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: 5/17 SOUTHFORK DRIVE KILSYTH SOUTH 3137

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Planning Report

Appendix 2

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 15 November 2021 03:36 PM

PROPERTY DETAILS

Address: **5/17 SOUTHFORK DRIVE KILSYTH SOUTH 3137**
Lot and Plan Number: **Lot 5 P5500004**
Standard Parcel Identifier (SPI): **5\PS500004**
Local Government Area (Council): **MAROONDAH** www.maroondah.vic.gov.au
Council Property Number: **238480**
Planning Scheme: **MaroonDAH** [Planning Scheme - MaroonDAH](#)
Directory Reference: **Melway 51 F10**

UTILITIES

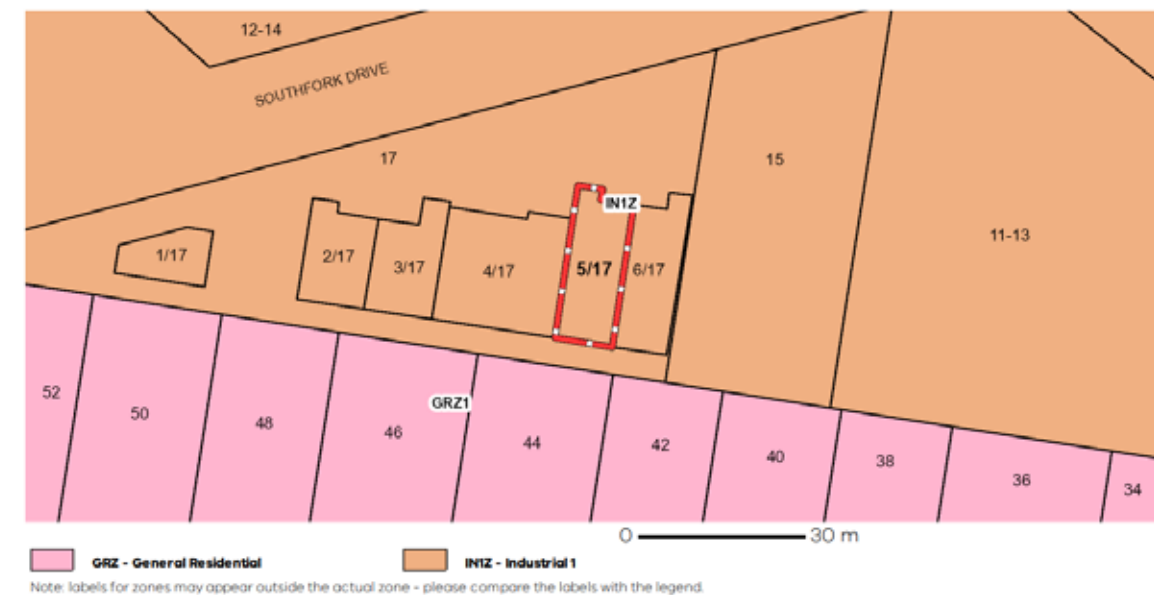
Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**
OTHER
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT



Planning Overlays



Further Planning Information

Planning scheme data last updated on 10 November 2021.

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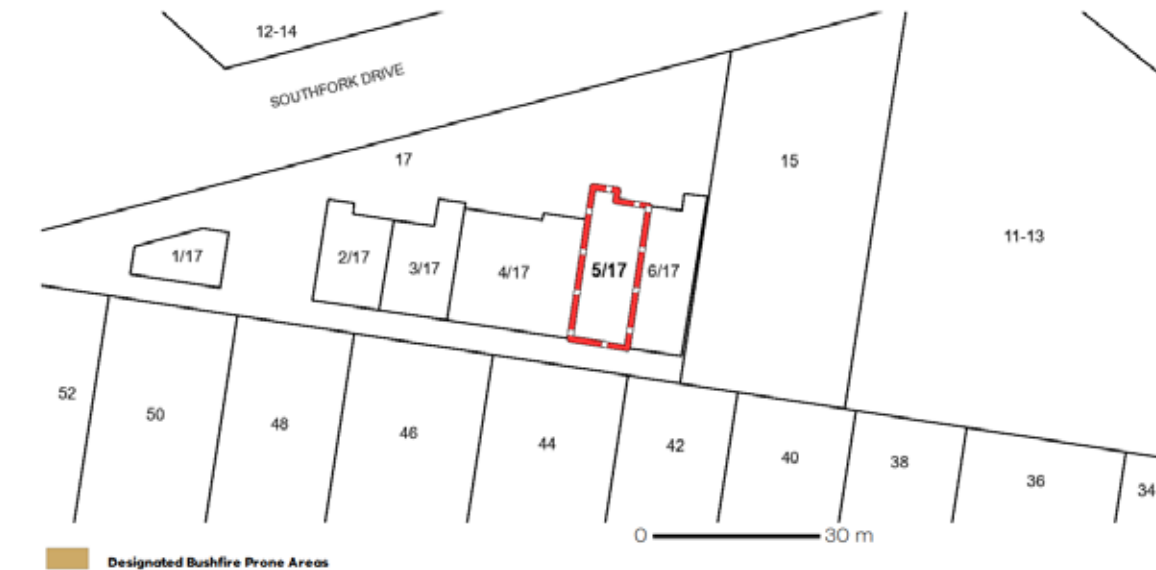
PLANNING PROPERTY REPORT: 5/17 SOUTHFORK DRIVE KILSYTH SOUTH 3137

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://nvm.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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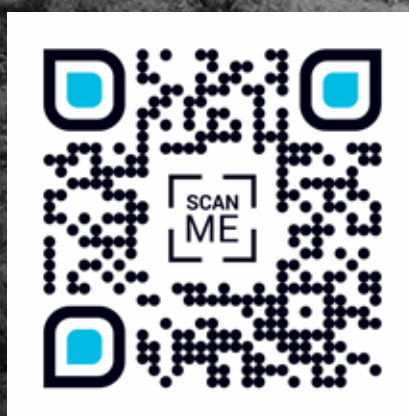
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