



INFORMATION MEMORANDUM

1-6/8 BEAUMONT STREET

Campsie



RayWhite

RAY WHITE DOUBLE BAY

Ray White Double Bay is pleased to present

1-6/8 Beaumont Street, Campsie

Set on 645sqm, this entire block of 6 x 2 bedroom apartments presents a rare opportunity to secure an income producing asset with huge potential. 3 lock up garages plus 3 car spaces at rear, 4 with wrap around balconies and all with internal laundries. A great location, walking distance to Campsie Centre Shops, Canterbury Hospital and Train Station. Currently returning \$106,080pa, with Unit 1 vacant. Potential for \$158,600pa fully leased at market rents with scope to further increase.

- Entire block of 6 x 2 bedroom apartments
- Secure investment with strong rental income potential
- All with parking, 4 with wrap-around balconies
- Huge potential to increase the return
- Invest now, hold for future growth or redevelop (STCA)

INSPECTION TIMES

12.30pm - 1.15pm
Thursday and Saturday



Melanie Lahoud

Senior Sales Executive
0400 554 544
melanie.lahoud@raywhite.com

AUCTION DETAILS

6.00pm, Thursday 20th November
Ray White Double Bay Office

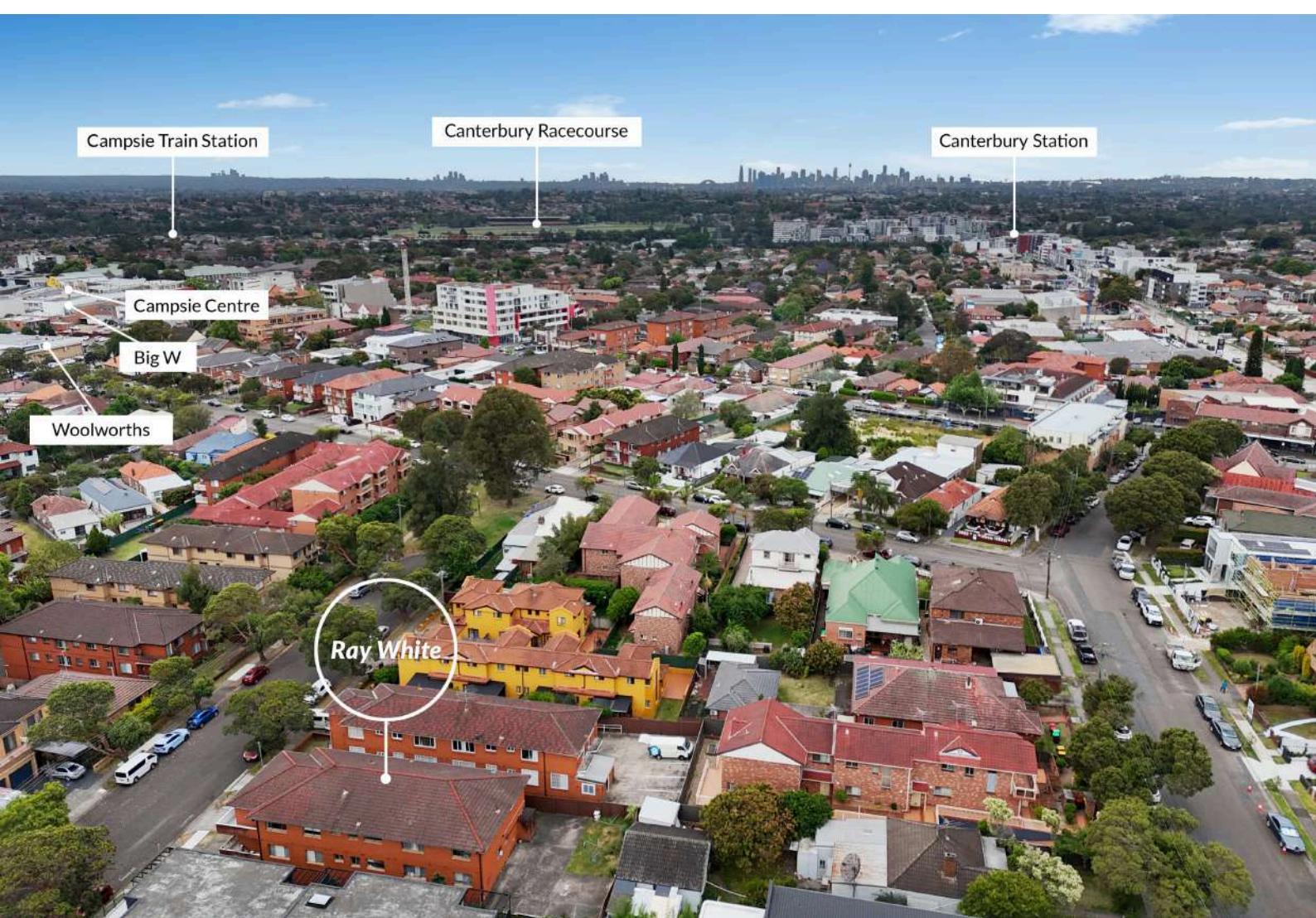


Breanna Skewes

Sales Associate
0400 487 040
breanna.skewes@raywhite.com

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Executive Summary

ADDRESS	1-6/8 Beaumont Street, Campsie
LOT/SECTION/ PLAN NUMBER	118/-/DP4178
SITE AREA	645sqm
PROPERTY DIMENSIONS	15.24 X 42.67
MUNICIPALITY	City of Canterbury-Bankstown
LEP	Canterbury-Bankstown Local Environmental Plan 2023
ZONING	R4: High Density Residential
FLOOR SPACE RATIO	0.75:1
HEIGHT LIMIT	8.5m
OUTGOINGS	<ul style="list-style-type: none"> • Water Fixed Charge Rates: \$1,280.52 pq • Council Rates: \$1,700 pq • Land Value for Land Tax: \$1,893,000
CURRENT RETURN	<ul style="list-style-type: none"> • Current Rental Income - \$106,080pa (Unit 1 vacant) • Market Rental Income - \$158,600

Financial Summary

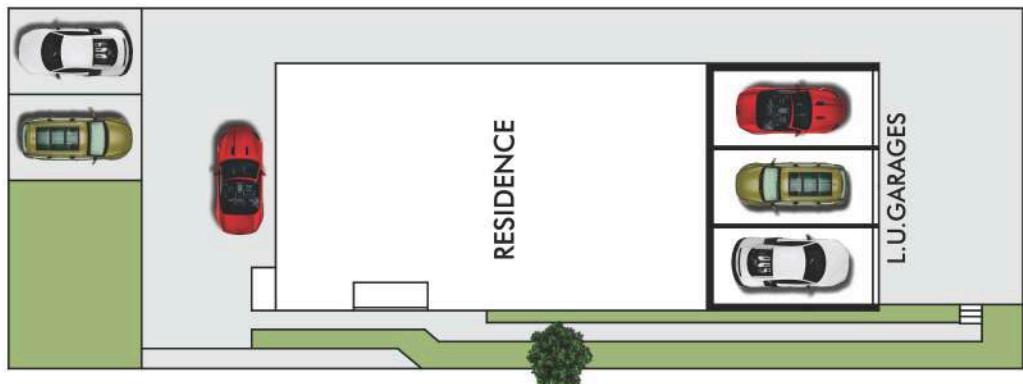
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UNIT	BED	BATH	CAR	SQM	LEASE EXPIRIES	CURRENT RENTS	MARKET RENTS	RENOVATED RENT
1	2	1	1	72.3	Vacant	Vacant	\$400	\$630
2	2	1	1	72.9	14/2/26	\$500	\$550	\$630
3	2	1	1	65.4	Expired	\$350	\$500	\$630
4	2	1	1	72.3	Expired	\$310	\$550	\$630
5	2	1	1	72.9	17/10/26	\$550	\$550	\$630
6	2	1	1	65.4	Expired	\$330	\$500	\$630
TOTAL PER WEEK						\$2040	\$3050	\$3780
TOTAL PER ANNUM						\$106,080	\$158,600	\$196,560

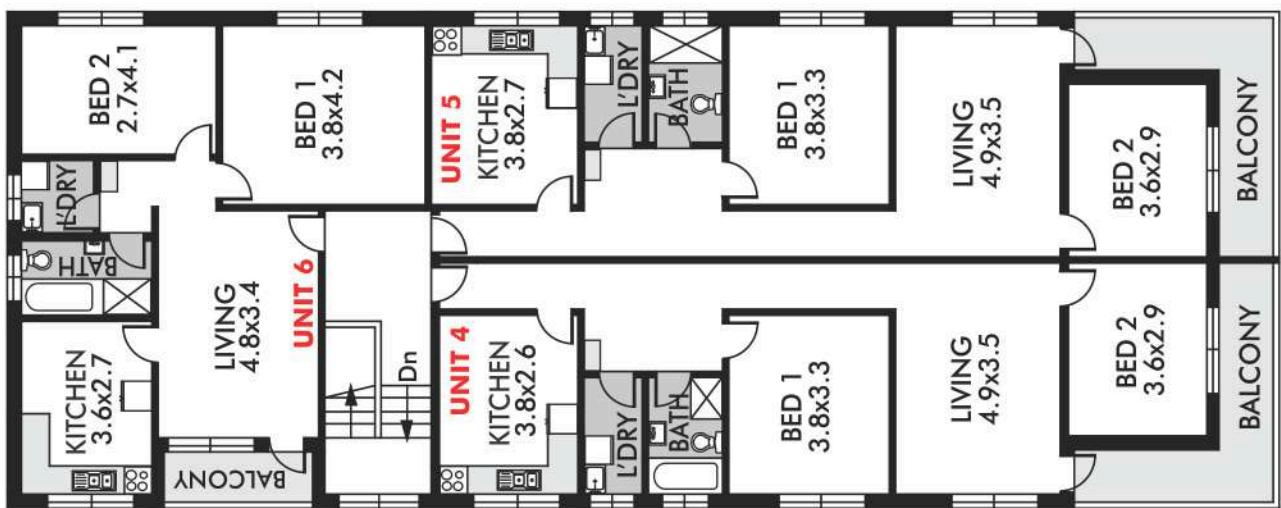




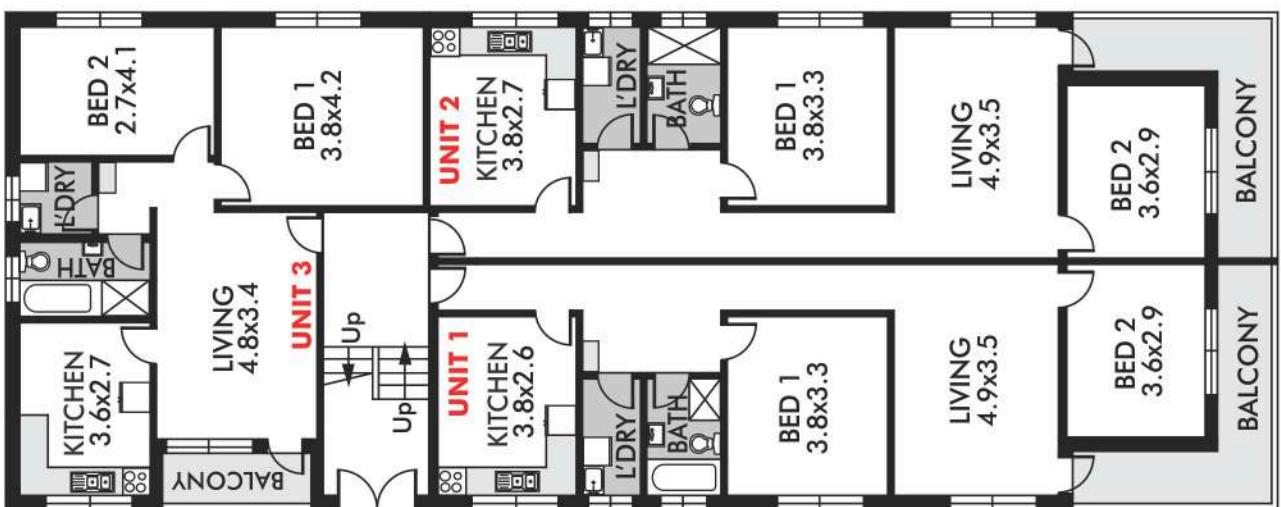
8 Beaumont Street CAMPSIE



SITE PLAN (not to scale)



FIRST FLOOR



GROUND FLOOR

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.



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Location

1-6/8 BEAUMONT STREET, CAMPSIE

Campsie, nestled in Sydney's inner west, is a vibrant suburb that beautifully blends multicultural influences with a strong sense of community. Known for its diverse population, Campsie is home to a rich tapestry of cultures, offering an array of authentic dining experiences that reflect its heritage. From bustling markets to charming cafés, the suburb's food scene is a highlight, inviting residents and visitors alike to explore flavors from around the world.

The area boasts excellent transport links, making it an ideal location for commuters looking to access the Sydney CBD. With the Campsie train station at its heart, residents enjoy the convenience of a quick and easy journey into the city. Additionally, the suburb features plenty of green spaces, including the picturesque Campsie Park, which provides a welcome retreat for families and individuals alike. Playgrounds, sports facilities, and picnic areas make it a hub for outdoor activities and community events.

Campsie's unique blend of residential charm and urban amenities makes it an appealing choice for families, professionals, and students. The local schools are well-regarded, contributing to the suburb's family-friendly atmosphere. As Campsie continues to evolve, it retains its welcoming spirit, making it a place where community ties are strong and cultural diversity is celebrated. Whether you're exploring the latest culinary hotspot or enjoying a weekend in the park, Campsie is a suburb that truly has something for everyone.



10 minute drive to
Roselands Shopping Mall



Campsie Public School
All Saints Grammar School



850m to Campsie
Train Station

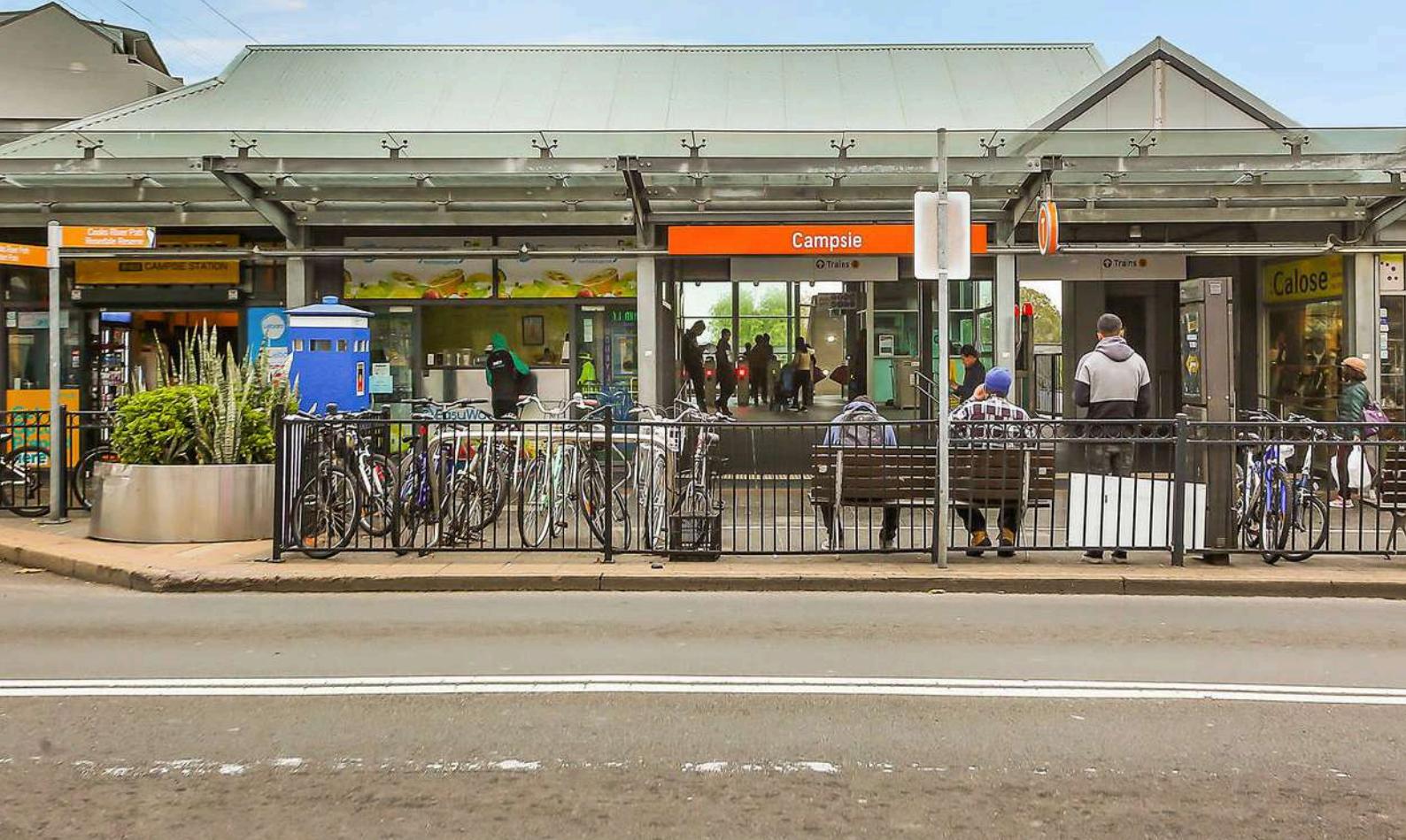


Location Shot



Location Shot

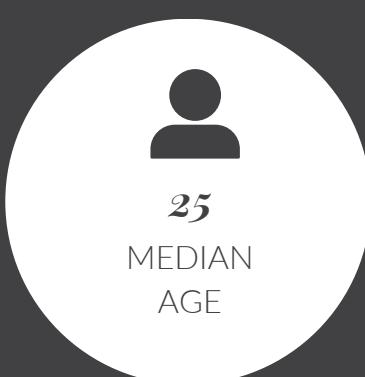
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Location Shot

Location Shot

Market Statistics



Sydney's Apartment Block Specialists

173 APARTMENT BLOCKS SOLD TO DATE

If you're looking at selling or buying a block of apartments, we are the team to speak to.

RayWhite



Melanie Lahoud
0400 554 544
melanie.lahoud@raywhite.com



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PROUDLY SOLD



1-24/24 Wisbeach Street, Balmain
\$13,500,000



1-15/54 Kensington Road Summer Hill
\$11,050,000



1-16/96 Burns Bay Road, Lane Cove
\$11,000,000



1-9/20 Liverpool Street, Rose Bay
\$9,175,000



1-4/126 Percival Road, Stanmore
\$7,050,000



1-10/49 Orpington Street, Ashfield
\$7,050,000



1-6/12 Pitt Street Randwick
\$6,900,000



1-10/484 Bunnerong Road, Matraville
\$6,750,000



1-6/18 Church Street, Randwick
\$6,000,000



1-4/56 Edward Street, North Sydney
\$5,000,000



1-4/10 Wrights Road, Drummoyne
\$4,950,000



252 River Avenue, Carramar
\$2,765,000

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RAY WHITE DOUBLE BAY

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