



**6/7**  
**WOODBINE**  
**COURT**  
**WANTIRNA SOUTH 3152**

# INFORMATION MEMORANDUM

**FOR SALE BY PUBLIC AUCTION**

TUESDAY 17TH MAY AT 12PM ON-SITE (UNLESS SOLD PRIOR)



**SALES OFFICE**

03 8727 9555

20 Station Street, Bayswater VIC 3153

**APPLEBY.COM.AU**







## Introduction

### Attention Owner Occupiers & Investors! Well Located Open Warehouse

**Appleby Real Estate** is pleased to offer 6/7 Woodbine Court, Wantirna South for sale by Public Auction to be held on Tuesday 17th May, 2022 at 12pm on-site.

The property features a circa 1980's street fronted warehouse building of 218 square metres with office space. The property is currently tenanted on a month to month basis providing the buyer with the option to continue with the lease or take vacant possession when required.

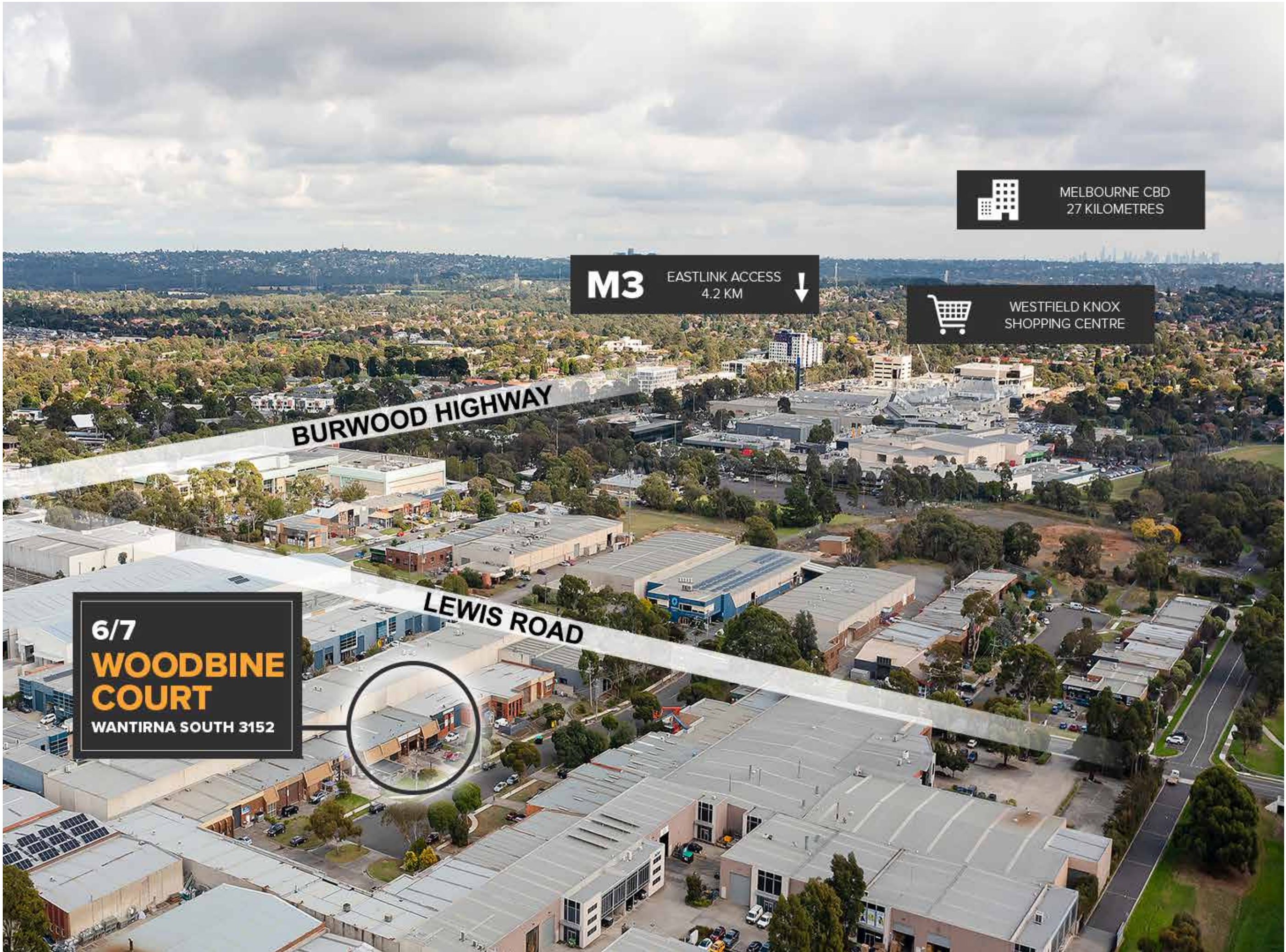
Appleby Real Estate recommends all Owner Occupiers and Investors to seriously consider the opportunity this property has to offer.

#### Location

The property is situated in the suburb of Wantirna South in the Wantirna South Commercial/Industrial precinct approximately 32 kilometres east of Melbourne CBD.







# Executive Summary

## Great location, situated in a well kept complex of seven units

### Description

Street fronted, brick constructed warehouse unit featuring office space, reception area and amenities.

### Building

Total building size: 218 square metres\*

### Lease Details

Tenant: Adam Fairbrother trading as Inside Cars  
Current Rental: \$21,192 per annum, plus GST, plus outgoings  
Lease Term: Month to Month

### Zoning

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

### Sale Process

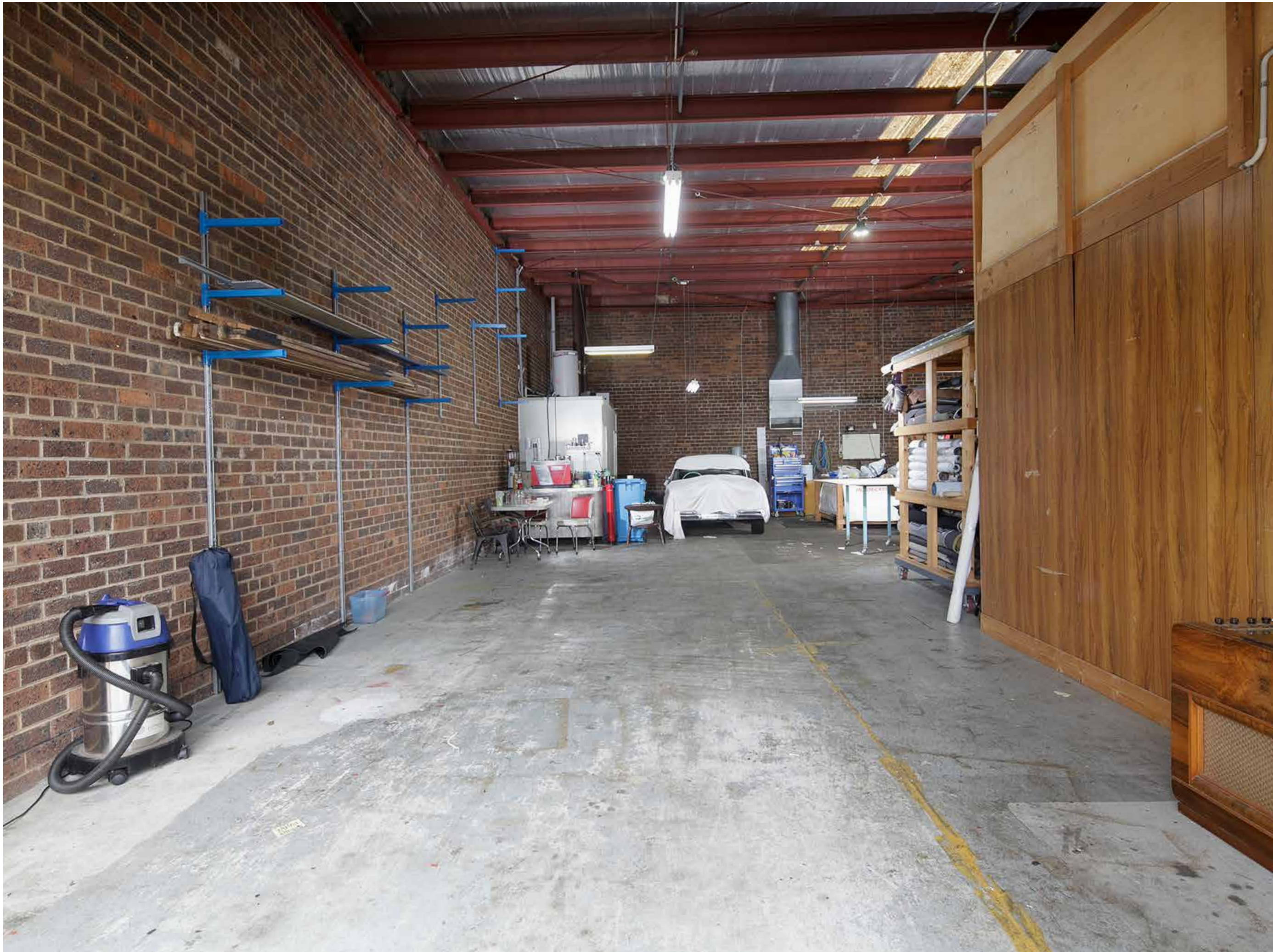
Public Auction: Tuesday 17th May, 2022 at 12pm on-site (unless sold prior)

### Sale Terms

10% Deposit, Balance 60 Days







## Key Features

# Occupy or Invest Either Way, A Quality Purchase

### Excellent Investment Opportunity

This property is ideal for Owner Occupiers or investors.

### Additional Features

The subject property comprises an electric roller door, on-site car parking, street frontage, office area, excellent location and good truck access.

### Major Arterials

The property is situated approximately 100 metres off Lewis Road, 500 metres to Burwood Highway, 1.8 kilometres to Boronia Road and 4.2 kilometres to Eastlink.

### Retail Amenities

Retail amenities in close proximity include major shopping centre, Westfield Knox and local shopping strips, Studfield Shopping Centre and 434 Burwood Highway.

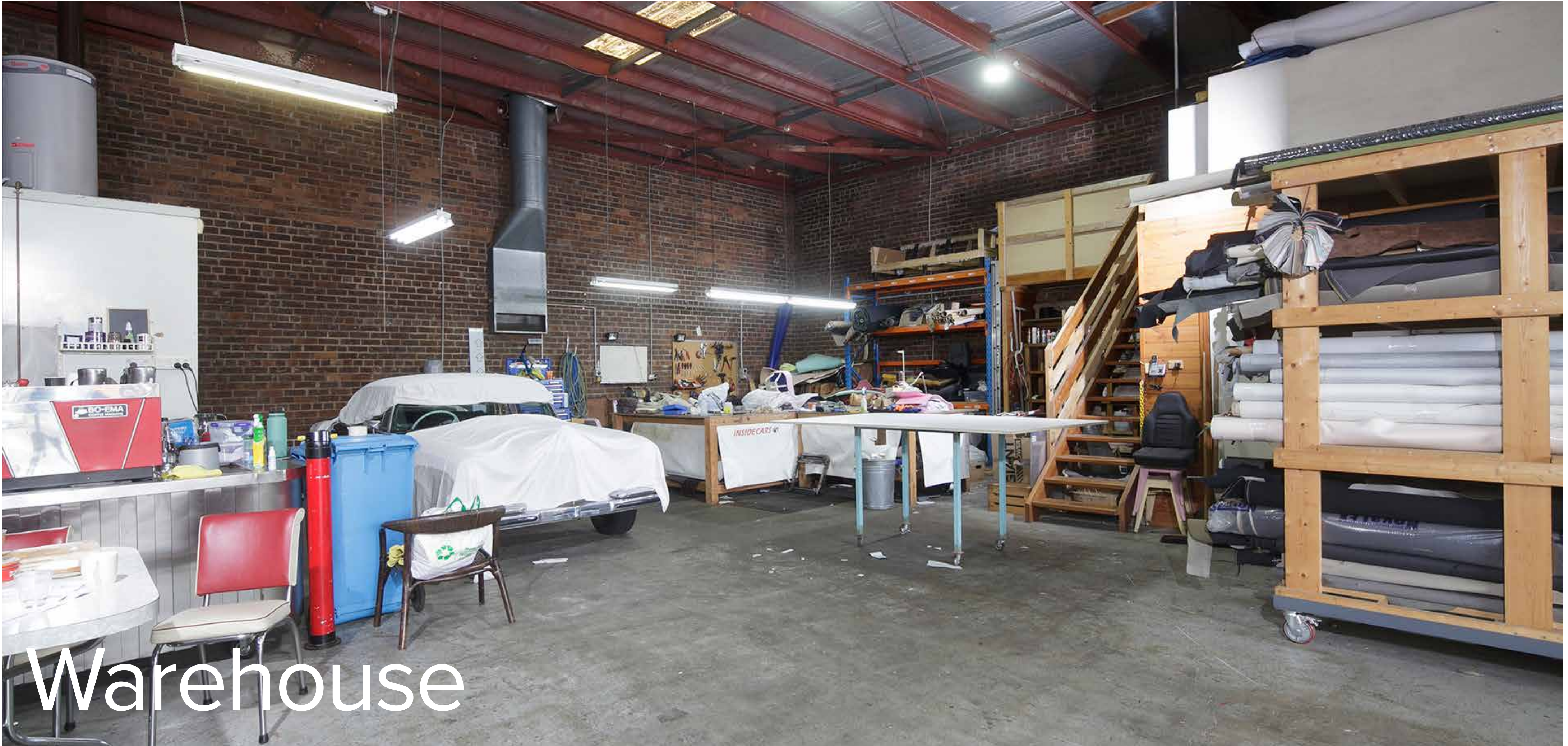
### Surrounded by National Businesses

The property is surrounded by major traders including Cope Industries, JB Sheetmetal, MFB Products, Plus Outdoors and the Eastern Model Car Club.

### Public Transport

Boronia Train Station is approximately 4.6 kilometres and the closest bus stop is a 5 minute walk to Burwood Highway.





# Warehouse





# Office & Reception Areas





# Aerial View

## Contact Details

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



**Andrew Hill**  
Commercial Industrial  
[andrew@appleby.com.au](mailto:andrew@appleby.com.au)  
0421 904 271



**Nick Draffin**  
Commercial Industrial  
[nick@appleby.com.au](mailto: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.

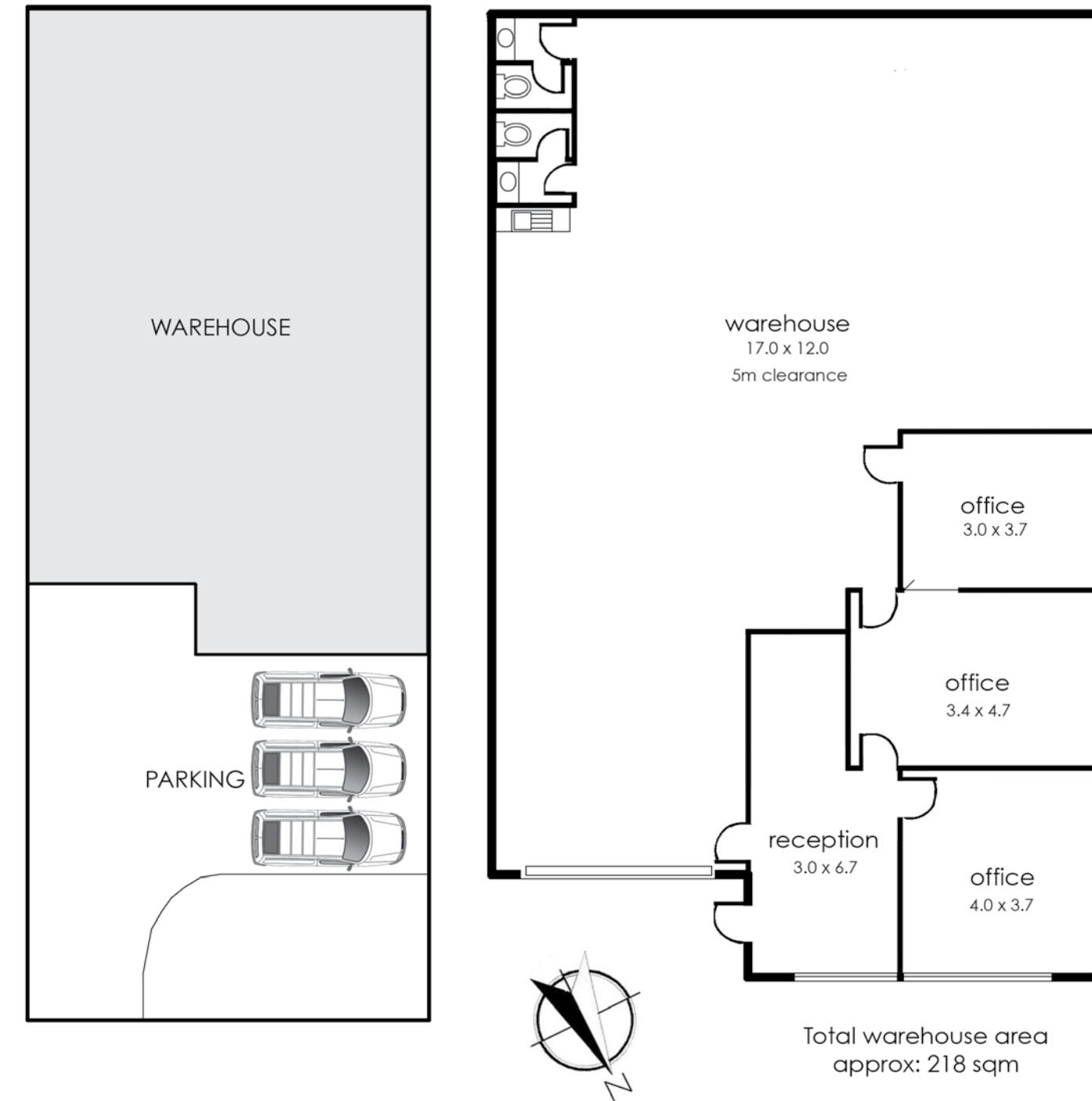
Potential purchasers and tenants should make their own independent inquiries with regards to all of the information contained in this report. The report is intended to be general information only and will not form part of any contract nor is it to be taken as any form of any representation, warranty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







6/7 Woodbine Court, Wantirna 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.



FLOOR PLAN



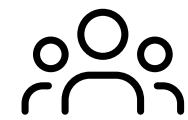


# City of Knox

## Area Profile, Population & Infrastructure

The property is situated in the City of Knox which is located in Melbourne’s eastern suburbs, 20-25 kilometres south east of Melbourne CBD. While being largely residential, Knox has significant areas of employment, with key employment sectors including manufacturing, retail, health and education. Employment is dominated by large manufacturing and wholesale industries, with large industrial parks in Bayswater and Scoresby, and smaller areas in Knoxfield and Rowville. Knox’s major retail centre is Knox City/Knox O-Zone, with several other significant retail centres (Bayswater Village, Boronia Central, Boronia Junction, Ferntree Plaza, Mountain Gate and Stud Park) plus the Caribbean Gardens and Wantirna Trash and Treasure Markets. Knox features a major public hospital (Angliss) and a major private hospital (Knox Private). One tertiary institution is located in Knox (Swinburne TAFE) and numerous public and private schools.

Provided below are some of the population characteristics of the municipality.



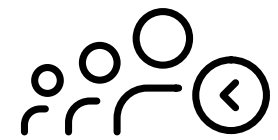
### Population 2022

167,975



### Population 2041

192,407



### Change 2022 - 41

14.55%

Predominately a large residential catchment and workforce which is forecast to experience growth of over 14% over the next 20 years.

## Employment

Retail Trade, Health Care and Manufacturing industries are the largest employers in the City of Knox which is in line with the current use of the site for future occupier demand.

Health Care & Social Assistance	12.2%
Retail Trade	11.9%
Manufacturing	9.8%
Construction	9.7%
Education & Training	7.9%
Professional, Scientific & Technical Services	7.1%
Accommodation & Food Services	5.3%
Wholesale Trade	5.1%
Other	31.0%

Source: For further information, please visit [www.profile.id.com.au](http://www.profile.id.com.au)

AREA PROFILE





# PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 11 April 2022 10:16 AM

## PROPERTY DETAILS

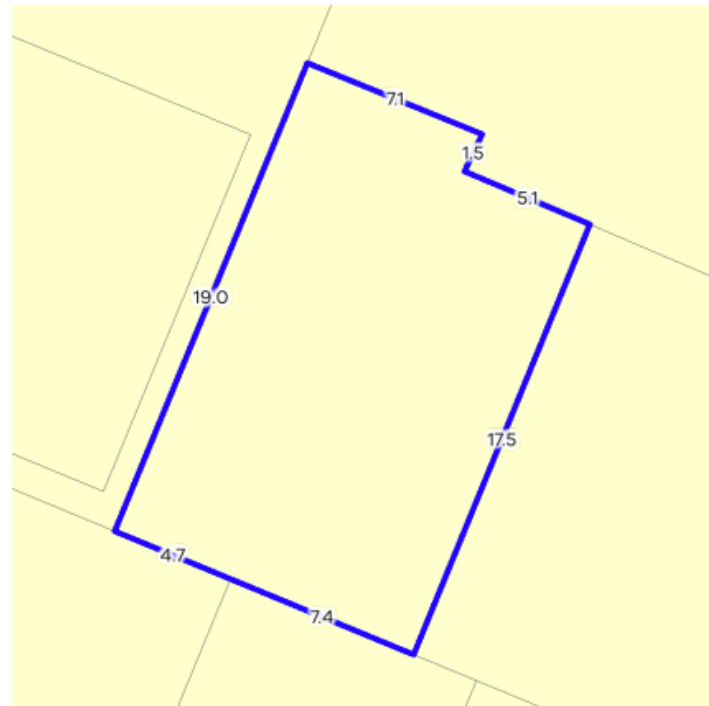
Address: **6/7 WOODBINE COURT WANTIRNA SOUTH 3152**  
Lot and Plan Number: **Lot 6 RP11752**  
Standard Parcel Identifier (SPI): **6\RP11752**  
Local Government Area (Council): **KNOX** [www.knox.vic.gov.au](http://www.knox.vic.gov.au)  
Council Property Number: **113635**  
Directory Reference: **Melway 64 C11**

**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:** 224 sq. m

**Perimeter:** 62 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: **FERNTREE GULLY**

## PLANNING INFORMATION

**Planning Zone:** [INDUSTRIAL 1 ZONE \(IN1Z\)](#)

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

**Planning Overlay:** [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 \(DDO13\)](#)

# PROPERTY REPORT



Planning scheme data last updated on 7 April 2022.

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



PROPERTY REPORT





## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 11 April 2022 10:38 AM

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Council Property Number: **113635**  
Planning Scheme: **Knox** [Planning Scheme - Knox](#)  
Directory Reference: **Melway 64 C11**

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Legislative Assembly: **FERNTREE GULLY**

### OTHER

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

[View location in VicPlan](#)

### Planning Zones

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



**IN1Z - Industrial 1**  
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

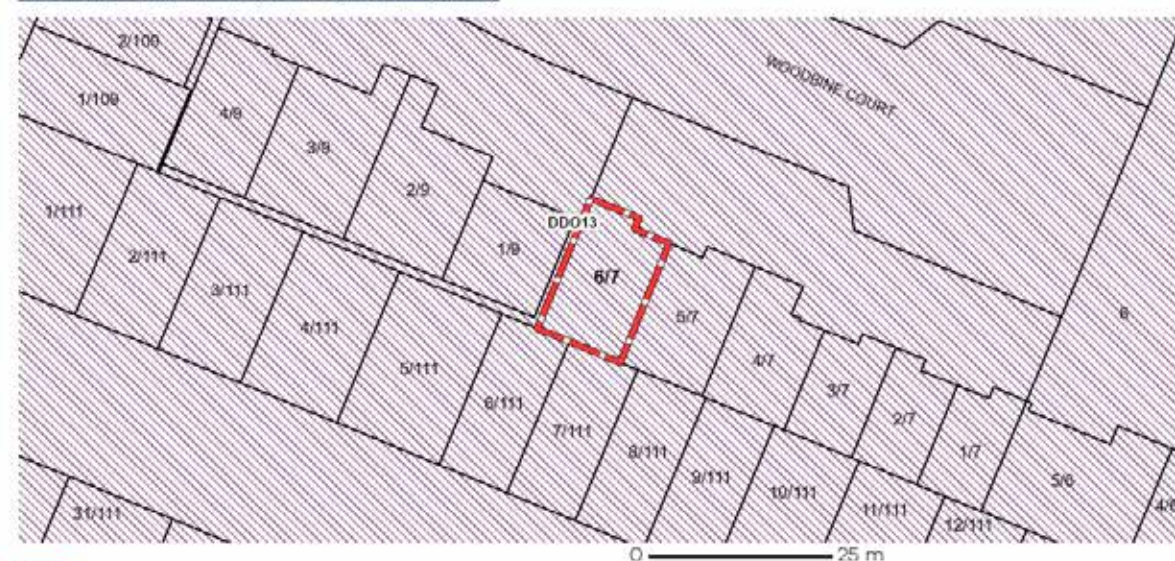
## PLANNING PROPERTY REPORT



Environment,  
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### Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 19 \(DDO19\)](#)



**DDO - Design and Development**  
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### Further Planning Information

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## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
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### 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

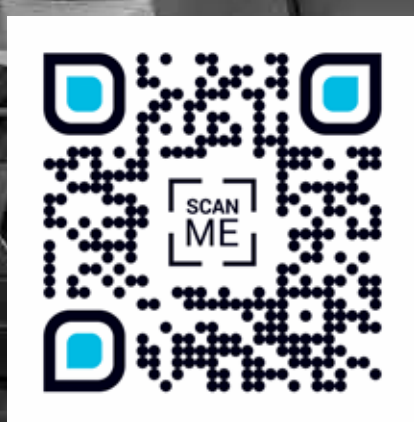
You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).





# Appleby Real Estate

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(03) 8727 9555



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