



**Rural
Property
NSW**

5 CAROLINE WAY

Narrabri NSW

Approximate boundary

**Connected
to the land**

Information Memorandum | ruralpropertynsw.com.au

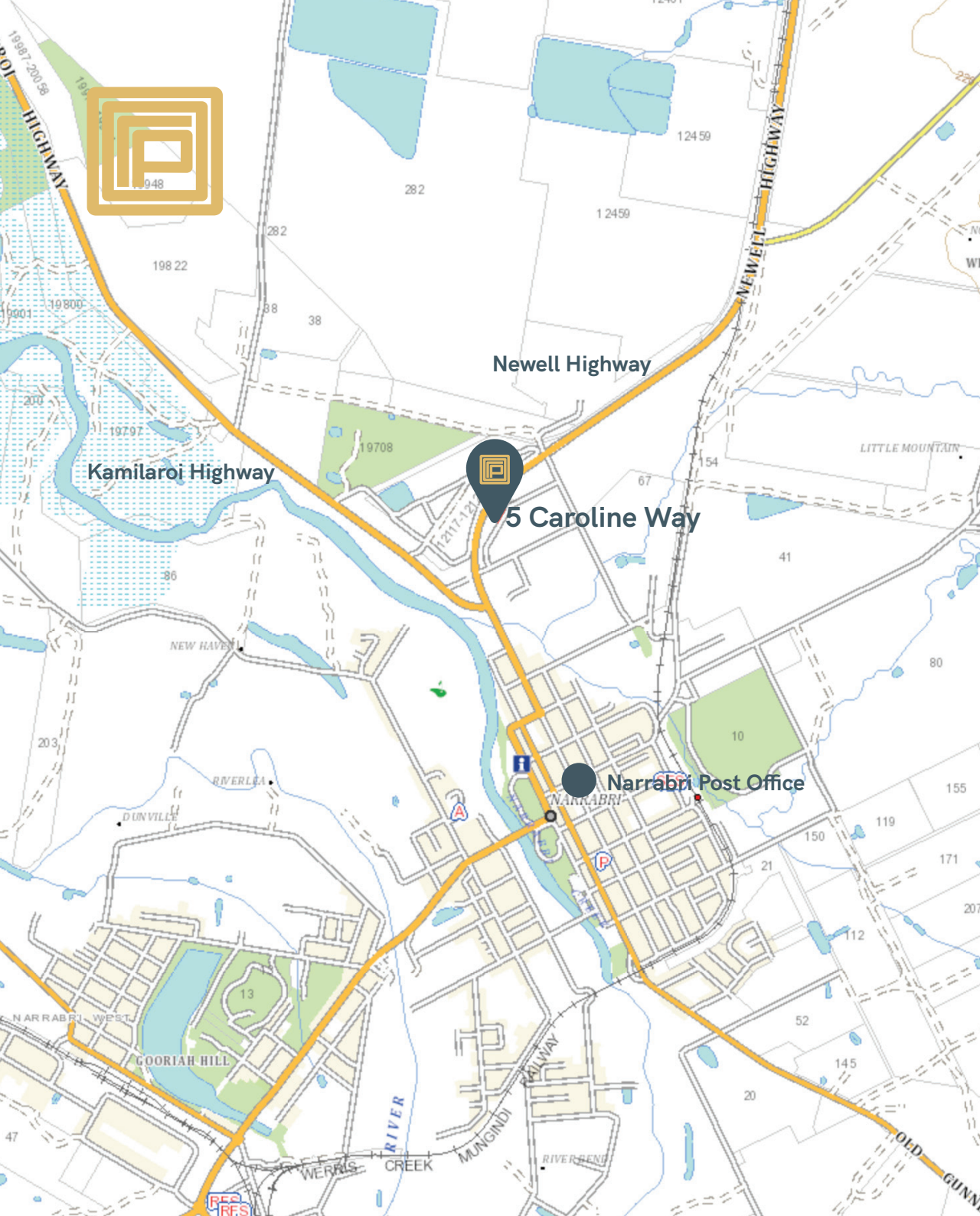


**5 Caroline Way
Narrabri NSW 2390**

7,128 m² *

**For Sale by
Expressions of Interest**

*approx



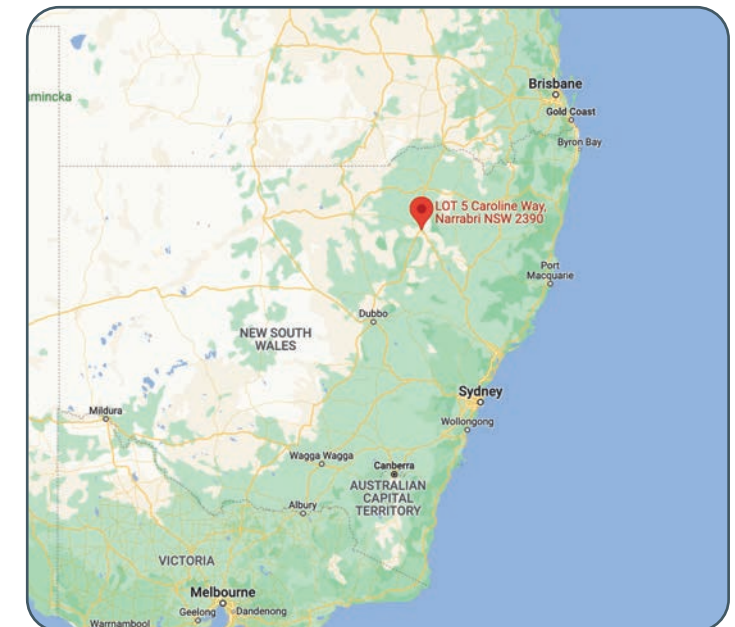
Location

5 Caroline Way, Narrabri NSW 2390 has a highly visible, strategic location on major transport routes between Brisbane, Melbourne and Sydney.

The property fronts the Newell Highway and is situated only a few hundred metres from the intersection of the Newell and Kamilaroi Highways.

It is located within a regional business-commercial precinct that includes Bunnings, NSW Government, Nutrien, Cotton Grower Servicesm Delta Ag and Mitre 10.

Narrabri is one of the riches agricultural shires in Australia and the region's growth is further backed by mining, CSG development and the Inland Rail. Current investment in the town is extremely strong.





DP 1184780



Land Details

Total Area

7,128m²*

Rates

LGA: Narrabri Shire Council (Annual rates \$5,450*)

Title

Freehold

Zoned IN2 Light Industrial under the Narrabri LEP 2012 Planning Scheme. **Permitted with consent:** Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Rural supplies; Sewage reticulation systems; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations.

For further information about the zoning, visit <https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/narrabri-local-environmental-plan-2012>

Lot	DP	Area (m ²)*
5	1242823	7,128
TOTAL		7,128

*approx



Newell Highway

Kaputar Motors

Mitre 10

Caroline Way

Approximate boundary

Water NSW (NSW Government)

Pursehouse Rural



Infrastructure

Building

The modern 47m* x 18m* Colorbond structure is set on a raised concrete base. It is divided into two main workspaces divided by a high vehicle, concrete driveway.

The western workspace consists of a large, air conditioned showroom with natural light filtering through display windows on the northern, southern and western sides. The workspace has an enclosed office and separate lunch room with amenities.

The northern half of the eastern workspace includes a spacious and light-filled, air conditioned showroom overlooking the Newell Highway. Three offices, a lunch room and amenities adjoin the showroom. An extensive storeroom with mezzanine level is located at the back of the workspace.

Plans for the building are shown on pages 6 - 9. Please note that minor modifications were made in the final build.

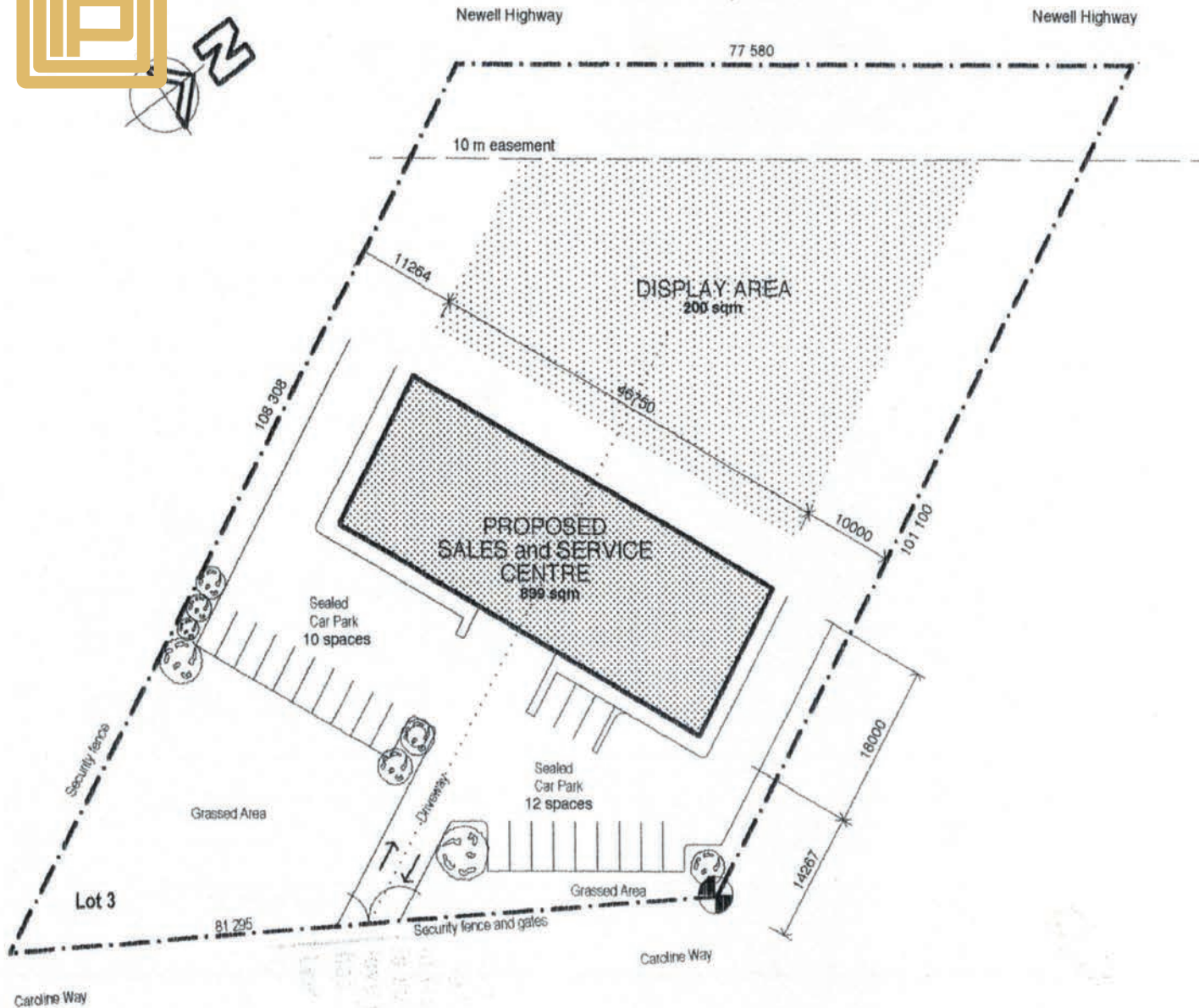
Yard

The perimeter of the property is fully security fenced, with access via Caroline Way.

The yard base is bitumen and gravel. It includes ample parking spaces and access for large vehicles.



*approx



SITE PLAN
Scale 1: 500

- Notes:
1. Any discrepancies on the drawing are to be reported by the owner for clarification before proceeding with the work.
 2. All notes are to be confirmed by the client.
 3. All notes are in millimetres. Do not scale drawings.
 4. All structural details are to be confirmed by a structural engineer.

**PROPOSED MOTOR VEHICLE
SALES & SERVICE CENTRE**

**Smoothbay Pty Ltd
Lot 3 Caroline Way
Narrabri NSW 2390**

SITE PLAN

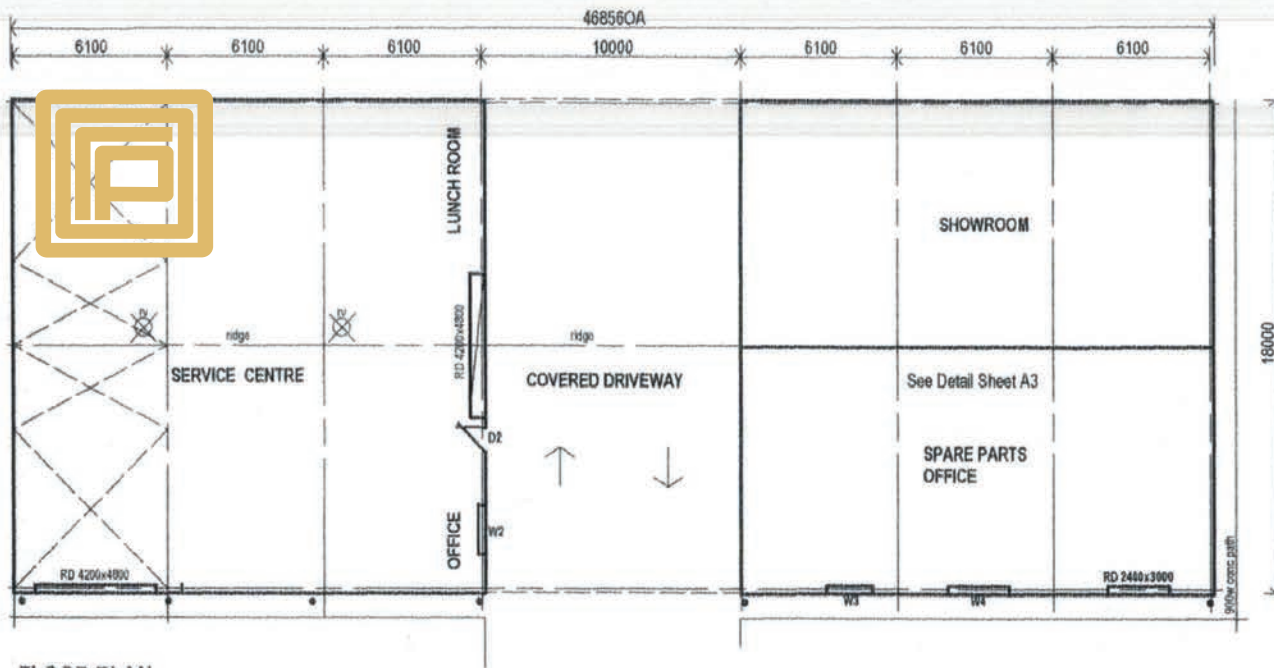
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3**

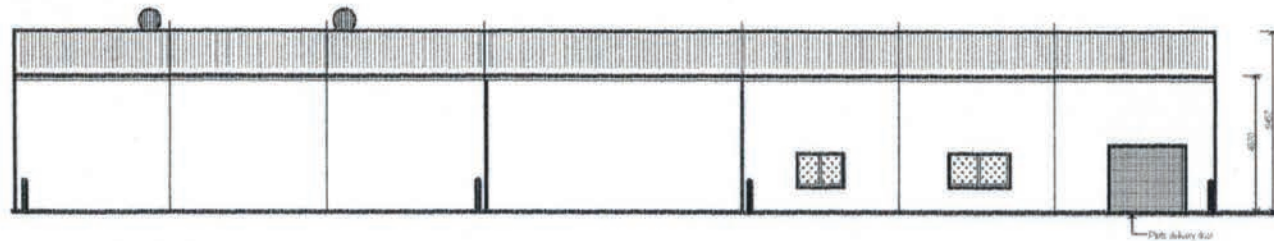
**gwydir
draftink**
Glen McKee, 12 Tirzah Street, Moree
Ph: 02 67526650 Fax: 02 67511517

4023

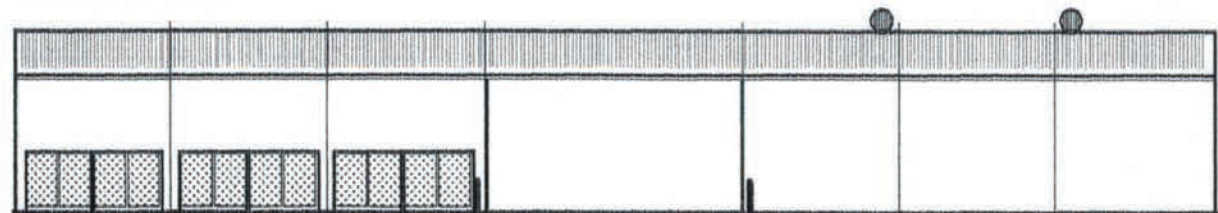
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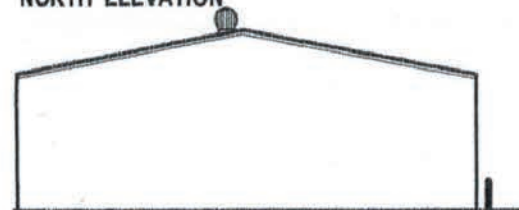
FLOOR PLAN
Scale 1: 200



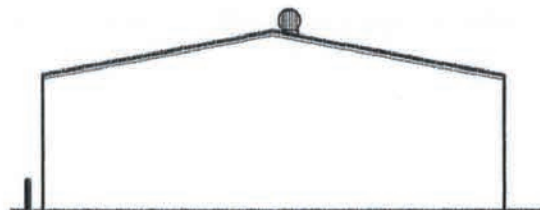
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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**PROPOSED CAR SALES
& SERVICE CENTRE**

Client:
Smoothbay Pty Ltd
Lot 3 Caroline Way
Narrabri NSW 2390

**FLOOR PLAN
ELEVATIONS**

Date: 01.03.06 Scale: 200

Drawn by:

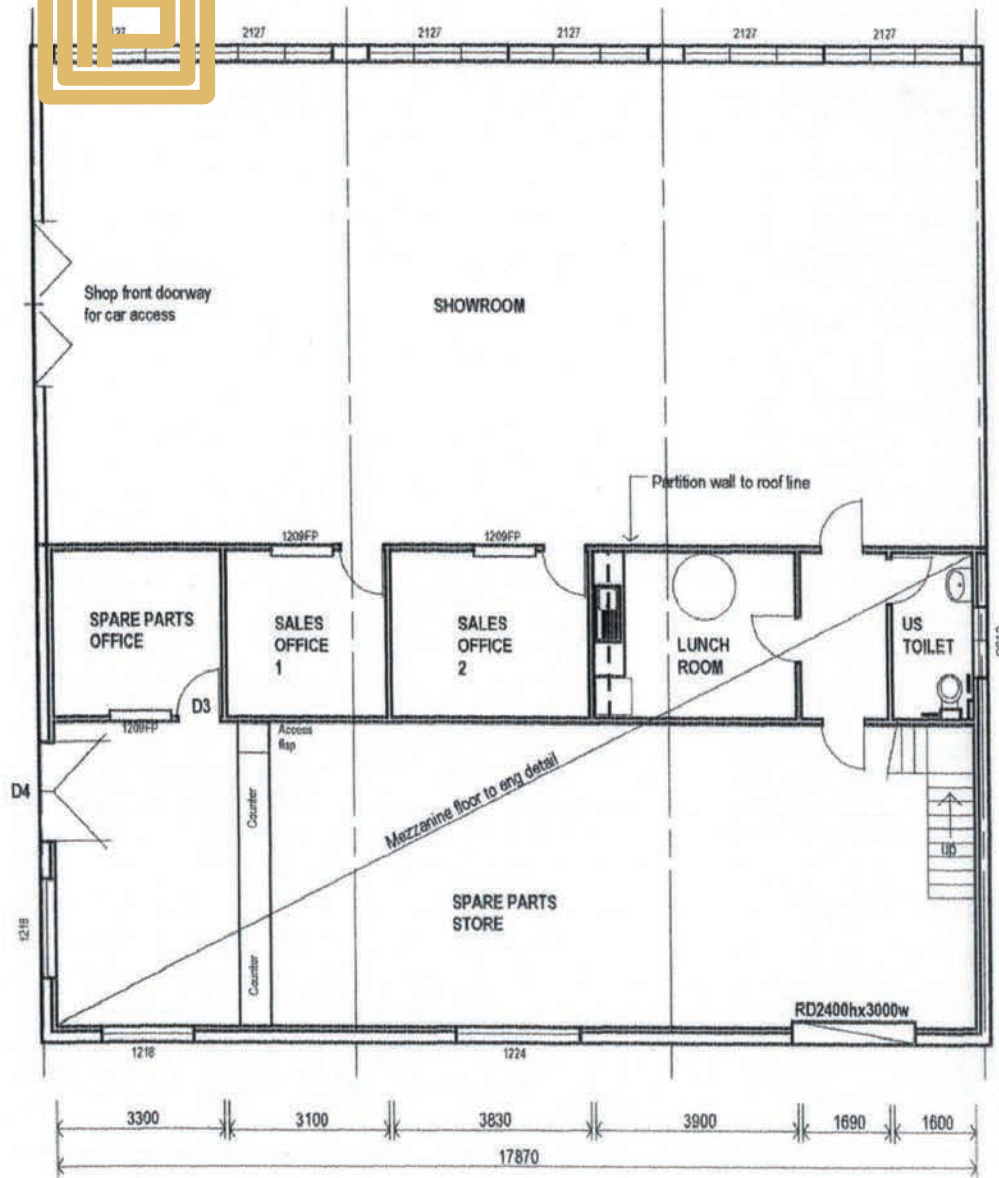
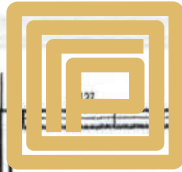
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**gwydir
draftink**
Green McKee, 12 Turrah Street, Moree
Ph: 02 67526660 Fax: 02 67511517

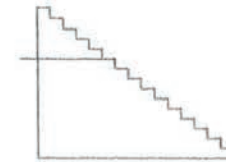
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FLOOR PLAN
Scale 1: 100



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**PROPOSED
CAR SALES & SERVICE
CENTRE**

**Smoothbay Pty Ltd
Lot 3 Caroline Way
Narrabri NSW 2390**

**OFFICE
FLOOR PLANS**

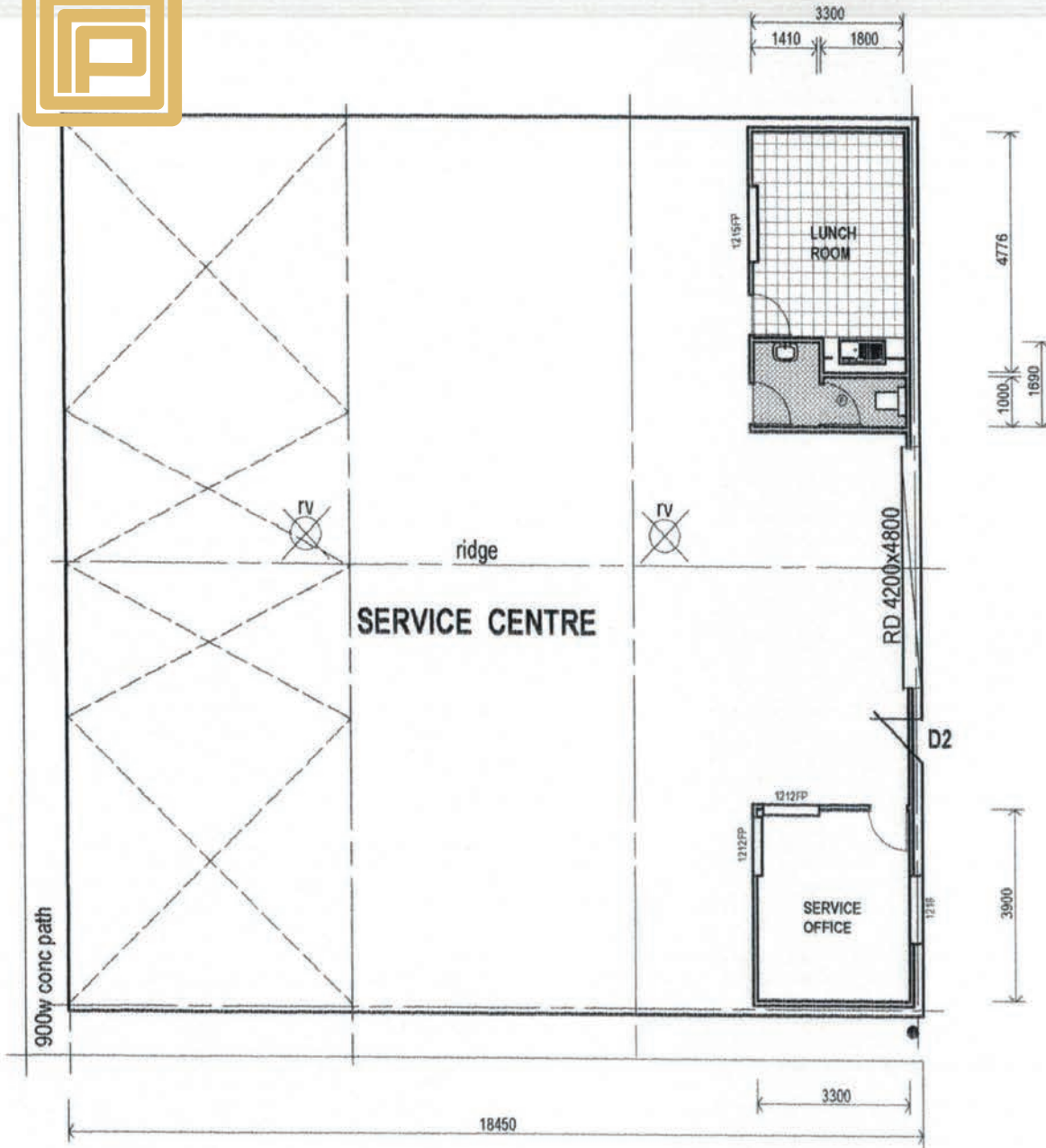
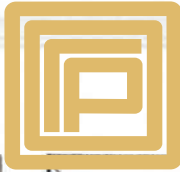
DATE: 1.03.06 PROJECT: A3 - 100 A4 - 141

**A
3**

**gwydir
draftink**
Glen McKee, 12 Tirzah Street, Moree
Ph: 02 67526550 Fax: 02 67511517

4023

A3



**SERVICE AREA
FLOOR PLAN**
Scale 1: 100

- Notes:
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**PROPOSED
CAR SALES & SERVICE
CENTRE**

**Smoothbay Pty Ltd
Lot 3 Caroline Way
Narrabri NSW 2390**

**SERVICE AREA
FLOOR PLAN**

Scale: 1:100 Date: 1.03.06

Drawn by: A3 - 100 A4 - 141

**A
3**

**gwydir
draftink**
Glen McKee, 12 Tiltan Street, Moree
Ph: 02 67526550 Fax: 02 67511517

File No: 4023

Sheet: A4



Infrastructure

Solar Panels

The solar system includes 208 solar panels (54.1kW*) located on the north-facing roof of the building and two Fronius inverters.

The solar system feeds back to the grid.



*approx



Sale Information

Sale Method

Buy or Lease by
Expressions of Interest

Closing 11am Tuesday 10th May 2022

(if not sold prior)

EOIs must be made by completing the
Property Offer Form at:

<https://ruralpropertynsw.com.au/property-offer-document>

Inspect by appointment

Contact

Michael Guest

0429 921 700



**Rural
Property
NSW**

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