



INFORMATION MEMORANDUM

FOR SALE VIA EXPRESSIONS OF INTEREST

40-42 Gardeners Road, Kingsford NSW 2032

PRESENTED BY CARL WILSON

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home
estate agents

Property Description

Superb Commercial Investment with Sensational Rental Income

Potential Redevelopment Site - Whole Building to Be Offered in One Line.

A rare opportunity to acquire this superb investment while benefiting from fabulous existing income:

* Zoned B2 Local Centre.

* F.S.R 3:1 and height limit 24 metres.

* Current annual rental income is a combined \$269,000 approximately.

* Right of way from Houston Road, giving the rear warehouse Rolla door access.

Close to all amenities, transport, Sydney Airport, University of NSW, Prince of Wales Hospital and new light rail interchange provides a quick 10m journey to Sydney CBD.

Kingsford is one of Sydney's most vibrant and connected suburbs. Perfect connectivity to amenities such as parks, beaches, Shopping Centres, supermarkets & main arterial roads is unmatched and like no other suburb in the Eastern Suburbs.

The property is offered for sale via an Expression of Interest campaign closing on Tuesday 5th December 2023 @ 4:00pm.



Strategic Location

Kingsford is a suburb in the Eastern Suburbs of Sydney, in the state of New South Wales, Australia. Kingsford is located 7 kilometres south-east of the Sydney central business district, in the local government area of the City of Randwick. Kingsford is part of the Eastern Suburbs region.

1	CBD	8 KMS
2	SYDNEY AIRPORT	5 KMS
3	Prince of Wales Hospital	2 KM
4	UNIVERSITY OF NSW	2 KMS
5	M8 ACCESS	6 KMS
6	EASTERN DISTRIBUTOR	5 KMS
7	LIGHT RAIL	450 M



EXECUTIVE SUMMARY

Property Address 40-42 Gardeners Road, Kingsford

Description Potential Redevelopment Site - Whole Building to Be Offered in One Line

Parking Available ?????

Legal Description LOT 1 DP223374

Local Government Randwick City Council

LEP Randwick Local Environmental Plan 2012

Land Zoning B2 Local Centre

Height of Building F.S.R 3:1 and height limit 24 metres.

Total Building Area 620sqm*

Land Area 347.8sqm*

Current Gross Passing Rent \$269,869 pa inclusive GST

**Statutory Outgoings
per annum** Water rates: \$1,235
Council rates: \$5,438
Land tax

TOTAL \$6,673

*All figures are approximate

*Note: All figures have been provided by the vendor. Purchasers are advised to conduct their own independent due diligence.

RENTAL SUMMARY

Site Area is 347.8m² Approx with 600m² of lettable area, beautifully constructed building features concrete slab on ground and first floor.

The rental incomes for 5 lettable entities are as follows:

- “Suite 1” - 237m²
AFES \$99,283 pa inc. GST
- “Suite 2” – 80m²
DFS \$47,250 pa inc. GST
- Shop 40 – 94m²
DFS \$44,982 pa inc. GST
- Shop 42 – 94m²
DFS \$48,265 pa inc. GST
- “Warehouse” 115m²
DFS \$30,089 pa inc. GST

TOTAL 620m²

\$269,869 pa inc. GST