

Sentia

Information Memorandum

27 Monaro Street
Queanbeyan NSW

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1 THE HISTORY

Rarely does an opportunity to purchase a whole building in the main street of Queanbeyan present itself.

Rarer still is the wonderful history surrounding 27 Monaro Street.

First constructed in 1882, John Bull, who was to become Mayor of Queanbeyan in 1888, ran his general store from the premises and electric lights were switched on in Queanbeyan for the first time.

The building was a landmark in the main street and a sort after piece of real estate. John Bull sold the business to George Tompsitt who, coincidentally, also became Mayor in 1889.

Later that same year the store passed into the hands of Hayes and Russell, a major general store that supplied the people of Queanbeyan and its surrounds for fifty-one years. During this period the store was commonly known as **“Stays and Bustles”**

Hayes and Russell sold the store in 1941 and it was subdivided.

Sometime after this Frawley's Shoes established a store in Queanbeyan in this location.

Lindsay and Claire Leggett purchased the building from Frawley's in 1980 and operated into the 2000s running one of the regions most successful Agencies.

Now it's time for the building to go to a new owner.

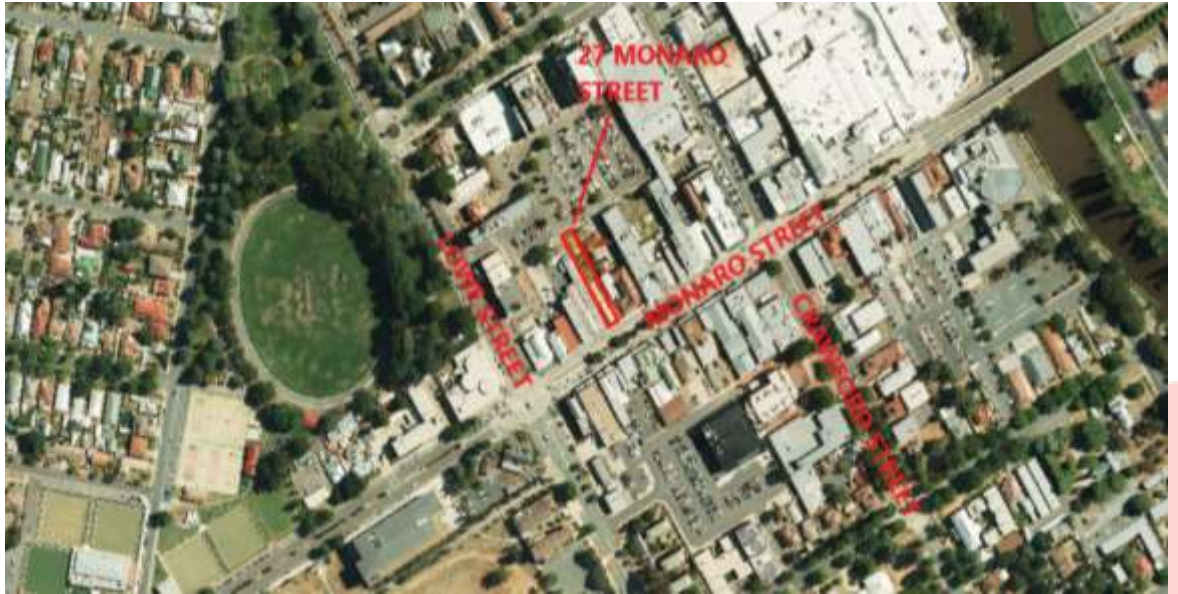
2 THE OPPORTUNITY

It is rare to find so much flexibility in a property. Owner occupy, lease or redevelopment. Take advantage of the [15.5-million-dollar Monaro Street upgrade](#) and situate your business right in the heart of the action or allow your tenants to access a premium location with upside all around them. There is even a basement for storage!

A broad purpose clause enhances the building's desirability under the B3 Commercial Core plan with the flexibility to operate multiple businesses from the premise.



3 LOCATION



Monaro street is the retail hub of the Queanbeyan area. The property is surrounded by every amenity and business imaginable. With the ACT's continued population growth, Queanbeyan is seen as an affordable alternative both for housing and business operators alike and Queanbeyan's property market is booming as people flood across the border to take advantage of the lower rates and property prices.

[Google location](#)



ADDRESS: 27 Monaro Street, Queanbeyan

LOT & DP: Lot 4, DP 239955

Net Lettable Area:	Main shop	166m ²
	Office	132.5m ²
	Warehouse	183m ²
	TOTAL	481.5m²

Car Parking: Space for 10 cars

Outgoings:	General Rates:	\$ 8128.00
	Water & Sewerage Rates:	\$ TBA

4 PRICE – BY AUCTION

We use advanced market reports and regularly updated data which has allowed us to prepare an accurate price guide for this property. A price guide will be supplied closer to the auction date.

* Areas are subject to survey unless advised otherwise.

* Prices quoted are excluding GST.

5 PLAN & ATTACHMENTS

- ✦ [Asbestos report](#)
- ✦ [Matterport 3D walkthrough](#)
- ✦ [Floorplans](#)



6 CONTACT



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7 ABOUT SENTIA

Our defining property is trust.

From our industry leadership to our innovative processes and passionate agents, Sentia is setting new standards in real estate. Our vision is to provide an innovative and honest approach to real estate, with our clients centred at the forefront. We are changing the way people think when they hear the words “*real estate agent*” through focusing on a quality experience for our customers.

Sentia Real Estate was the winner of the Real Estate Institute of ACT’s Commercial agency of the Year Award for 2020. In engaging Sentia, you have the peace of mind that you are working with one of the best agencies in the industry.



ABOUT THE BRAND

Sentia is a dedicated, authentic, innovative, and professional company, building our reputation on exceeding expectations in every aspect of the real estate process.

Our name, Sentia, is defined as "the beginning of all things"... Like our namesake, we believe that Real Estate opens a door to a multitude of opportunities, and Sentia is where our clients come to begin their journey.

Under the skilled directorship of Alex Smith, Simon McGuire and Chris Antos, we bring over 60 years of combined experience. Our vision is to provide an innovative and honest approach to real estate, with our clients centred at the forefront.

Sentia is dedicated, authentic, innovative, and professional, building our reputation on exceeding expectations in every aspect of the real estate experience.



OUR PEOPLE

The Sentia sales team brings with it over 70 years of combined real estate experience. Dedicated agents, multi skilled in both the residential and commercial realms ensure a seamless approach to any listing. We take immense pride in our amazing team of highly passionate agents. Real estate is not black and white. There is a spectrum of choices when dealing with property. Each decision paints a new picture of possibilities of what could be your best move ever.

Of all the factors that affect the best value and terms when selling or leasing your property, partnering with knowledgeable and experienced agents is at the top of the list. **Meet...**

Alex Smith

Director

Alex has worked in the property industry since 1998 with a broad range of experiences. **Alex's commercial agency career commenced in Sydney working on commercial and industrial developments in the region around North Ryde and Lane Cove with Chesterton International.**

In 2001 Alex took a position working with Canberra Airport management to be part of the team that delivered the non-aviation commercial developments on the land surrounding **Canberra Airport. Alex's core role in that team was ensuring the developments were designed to meet the market's needs and then to find and negotiate commercial leases with targeted tenants such as Defence and many other professional service businesses.**

Alex left Canberra Airport to create Laing+Simmons Commercial Property which re-branded to Sentia Real Estate in 2020.

Chris Antos

Director

Chris was born and raised in Canberra which is a privilege he does not take lightly. His commitment to providing top-notch real estate service is fuelled by years of local market knowledge about one of the strongest real estate markets in the nation.

His real estate career began in 2015 after graduating from the Australian National University with a double Bachelor of Commerce and Arts. Learning under the skilled guidance of Alex Smith, he built the strong foundation he now utilises in his career as **one of Canberra's top commercial realtors.**

Chris has made a strong name for himself in the Canberra market, receiving the **Real Estate Institute of ACT's Commercial Salesperson of the Year Award for 2018 and was a finalist in the same category for 2019.** Specialising in retail, Chris is capable of spearheading small-scale suburban shopping centres as well as master-planned precincts. He prides himself on providing unparalleled customer service with an honest



approach and a genuine desire to see all parties succeed. He has helped hundreds of buyers, tenants and owners achieve their real estate goals.

Simon McGuire

Director

Simon has spent over 28 years in both residential and commercial real estate, with a very deep understanding of the intricacies of this exciting and prosperous industry. He is one of the founders and directors of Sentia Real Estate.

Beginning his career in new home sales, Simon quickly progressed to townhouse projects then large unit sites.

Working closely with **Canberra's** biggest developers Simon has sold hundreds of properties for the likes of Hindmarsh Constructions, Amalgamated Property Group, Victory Homes, Milin brothers, Koundouris Group, and a host of other developers.

Simon sold and invested in multiple commercial spaces with his first venture in 1995 selling out within days. Simon now actively works in both spaces with great success.

Ravi Soni

Associate Director

Ravi has been part of the Real Estate industry since 2011, with core focus on Leasing & Sales for office and industrial properties.

He was part of Knight Frank's Office Sales & Leasing team in Mumbai, India for over 6 years. During his time there he has been one of the top commercial agents in Mumbai, executing some of the largest transactions for industry leaders and multinational companies.

Ravi moved to Canberra and joined our team in 2017, bringing with him excellent account management, client servicing and negotiation skills.

Since coming onboard, Ravi has been instrumental in transactions across most commercial districts in Canberra and his excellent relationship-based focus along with his discipline, integrity and fairness are what his clients appreciate the most about him.

Ravi was awarded the Achievement Award 2019 by Real Estate Institute of ACT and **was a finalist in the same category for Real Estate Institute of Australia's Awards for Excellence 2020.**



8 OUR SERVICES

At Sentia, our mantra is simply to deliver an exceptional customer experience to everyone we deal with. Our client services include:

SALES

Whether you are first-time seller or a real estate mogul, selling a property is one of the biggest financial decisions you can make – each and every time. Our quality of service and marketing is unparalleled and provides the best circumstances for a straightforward and successful sale.

LEASING

Rent your property faster – and to the right tenants. Let our experts do the job for you. Along with our extensive database, we promote your property to the largest possible leasing market. Our comprehensive listing services will increase viewings and help you rent your property faster and our agents prepare intelligent lease agreements, built upon our many years of experience, which protects all of your interests as a landlord.

PROPERTY MANAGEMENT

After we have successfully rented out your property, why not ask us about our incredible Property Management team! Our experienced agents help you increase your bottom line while taking the hassle out of managing your property.

We use sophisticated software that reliably controls the finest details of property management, ensuring consistent owner payouts and providing straightforward and easy-to-read monthly reports directly to your email. For all maintenance requests, take advantage of our expert and reliable network of tradespeople for all your maintenance needs.

PROJECT SALES

Our client base is diverse and so are our services. Working with Canberra's top developers makes the residential project sales area a natural fit for both us and our clients.

We bring 28 years of experience to the project sales table.

With so many mixed-use developments being constructed in our region, an agent that can advise with whole of project in mind means our clients have a seamless highly integrated service that ultimately creates a better outcome.

AUCTIONS

Exceptional auction results come from hard work and skilled auctioneers. At Sentia real estate, we have our very own in-house auctioneers to make sure your property is sold by the best!

We believe auctions that engage buyers in a positive, dynamic experience create more successful results. We work hard to create a formidable sales presence focused on motivating potential buyers to engage in bidding.

