



**9/42 Harp Street
BELMORE**
Information Memorandum | For Sale



25
Years



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Executive Summary

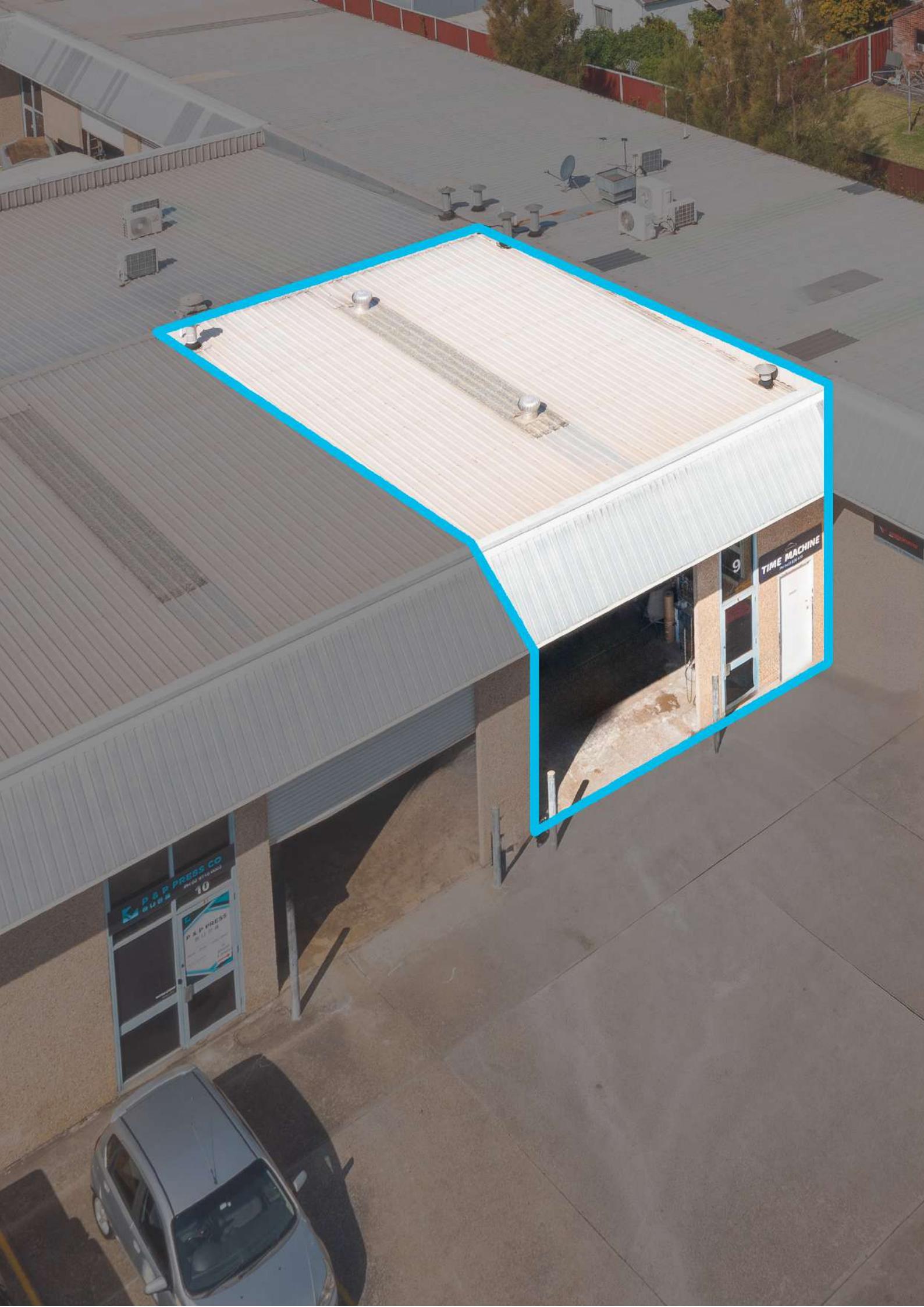
Address	9/42 Harp Street, Belmore
Legal Description	Lot. 9 SP35196
Property Type	Industrial Strata Unit
Building Area*	74 m ²
Parking*	On Site Car Spaces
LGA	Canterbury Bankstown Council
Zoning	E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5
Floor Space Ratio	1:1
Occupancy	Under Lease
Outgoings*	
Open for Inspection	Every Tuesday & Thursday 12:00pm – 12:30pm
Auction	Thursday, 16th October 2025 On-Site @ 12:30

Selling Agents **Ben Panayotopoulos**
Senior Sales & Leasing Associate
M: 0430 140 683
E: benp@commercial.net.au

*Approximate







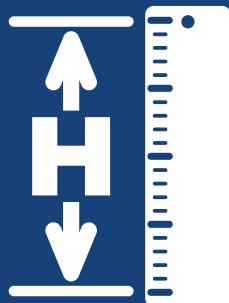
Key Features



74 m²
Total Internal
Floorspace

Dual Site Access

\$17,996.64
Per Annum + GST



Zoning is E4:
General Industrial

Clearspan, High-Clearance
Warehouse

Premium Location
Moments from Kingsgrove Road,
Canterbury Road &
the M5 Motorway



The Asset

Description

Commercial Property Group is proud to present a rare opportunity to purchase a compact yet highly functional industrial strata unit in one of Belmore's most tightly held complexes. **Unit 9** offers an affordable entry point into the South-West Sydney industrial market – perfect for small businesses, storage users, or investors.

What makes this offering even more compelling is the unique option to purchase the adjoining Unit 8, providing an additional 163m². Together, the two units create a combined 237m² of total area, offering unmatched flexibility for occupiers or long-term investors.

Property Highlights

- 74m²* warehouse – functional and cost-effective.
- High-clearance, clearspan design – maximises space and usability.
- Affordable entry point – ideal for smaller operators or first-time investors.
- Premium location – moments from Kingsgrove Road, Canterbury Road & the M5 Motorway.
- Dual site access – via Harp Street & Kingsgrove Road.
- Generous common areas – convenient truck and vehicle manoeuvrability.
- Expansion potential – purchase with adjoining Unit 8 (163m²) for a combined 237m² total area.

Location Advantage

Belmore remains one of Sydney's most tightly held industrial hubs, located just 13km from Sydney CBD*. With direct links to major arterials and surrounded by an established business community, this position offers both immediate functionality and strong long-term investment value.

Outgoings

Council Rates*	\$1,719.80
Unit Water Rates*	\$626.80
Strata Rates*	\$2,144.00
TOTAL*	\$4,490.60

Tenancy Schedule

Tenant	The Time Machine
Annual Rental	\$17,996.64 + GST per annum
Outgoings Recoverable	100% of usage charges ONLY
Expiry	30 June 2026
Option	One (1) Year
Increases	Market Reviews upon exercise of option

CANTERBURY ROAD

SYDNEY

CANTERBURY CBD

9/42 HAR
BEL

CBD

SYDNEY AIRPORT

ERP STREET
MORE

Location

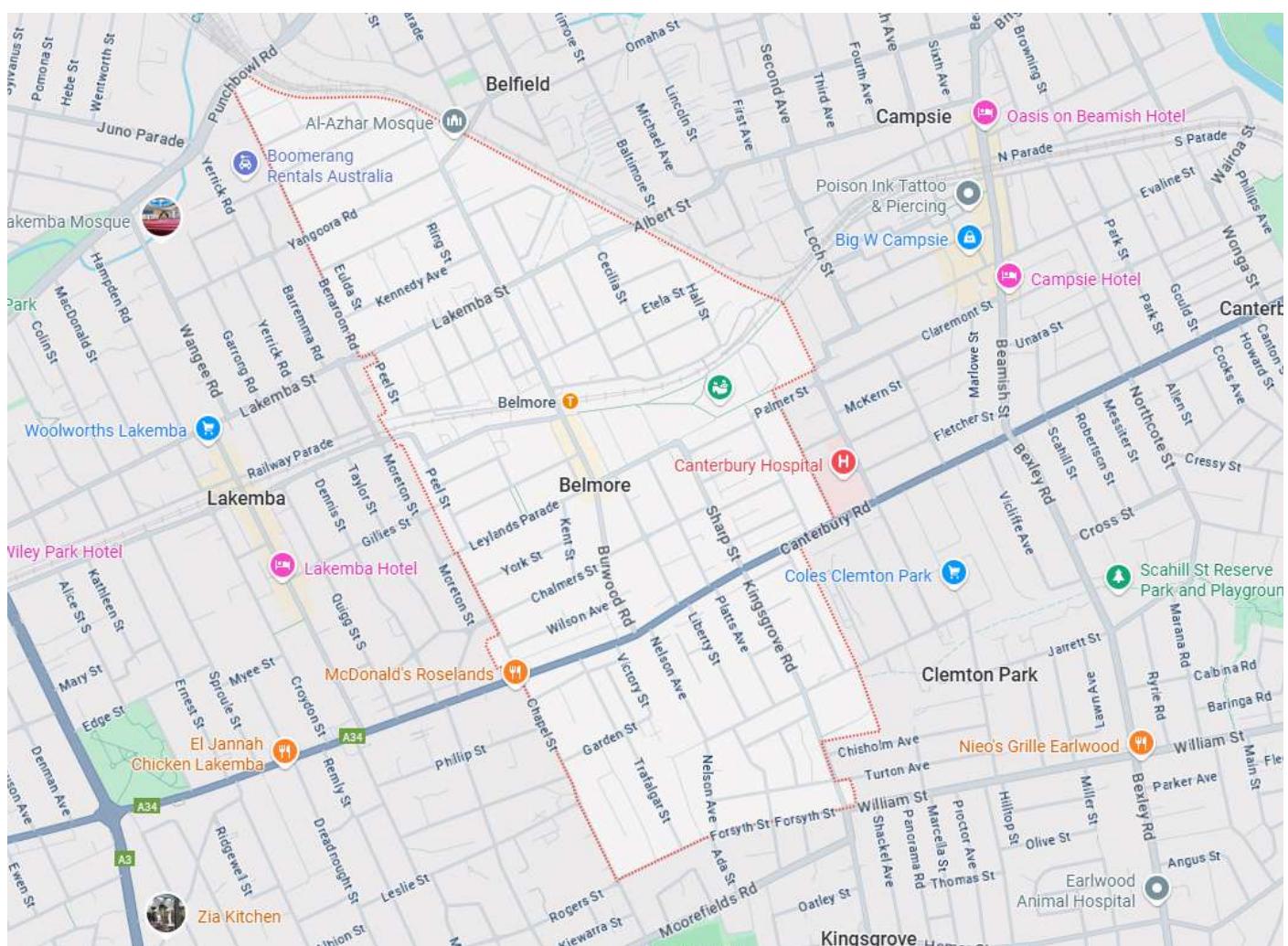
Belmore is a dynamic and thriving suburb located around 13 kilometres southwest of Sydney's CBD, within the City of Canterbury-Bankstown. Renowned for its lively commercial hub and well-established community character, Belmore offers a seamless blend of residential charm and strong business activity.

The vibrant centre of Belmore is nestled around the railway station, where a bustling mix of cafés, eclectic restaurants, specialty grocers, bakeries, pharmacies, and professional services line Burwood Road and its surrounding streets. This retail precinct enjoys excellent foot traffic from commuters and local patrons alike, fostering a village-like atmosphere that's both welcoming and practical.

Beyond the main shopping strip, Belmore supports a variety of commercial and light industrial enterprises. Streets such as Hotham Parade, South Terrace, and Boundary Road host workshops, auto services, trade suppliers, and small warehouses. These areas benefit from functional layouts, vehicle access, and proximity to key transport corridors including the Canterbury Road, and the M4 and M5 motorways.

Belmore also embraces a strong community focus, with local sports clubs, schools, and recreational spaces contributing to its neighbourhood vitality. Recent urban upgrades have introduced refreshed street corners, pedestrian improvements, and modest mixed-use developments that support both commercial and residential growth.

With its strategic location, diverse retail offerings, and evolving business environment, Belmore remains an appealing and well-connected suburb—providing enduring value for businesses, residents, and visitors in Sydney's inner southwest.



HURST

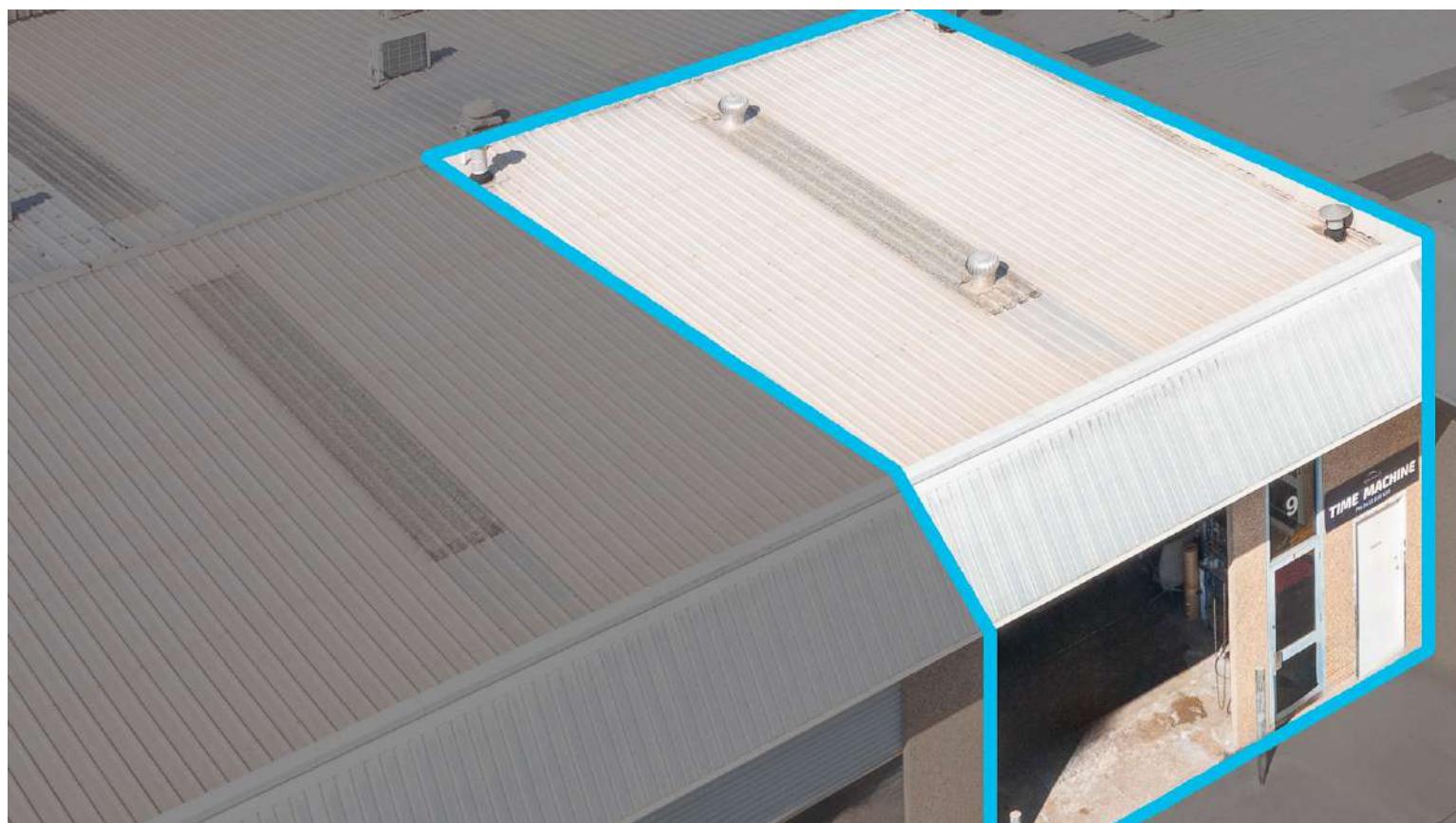
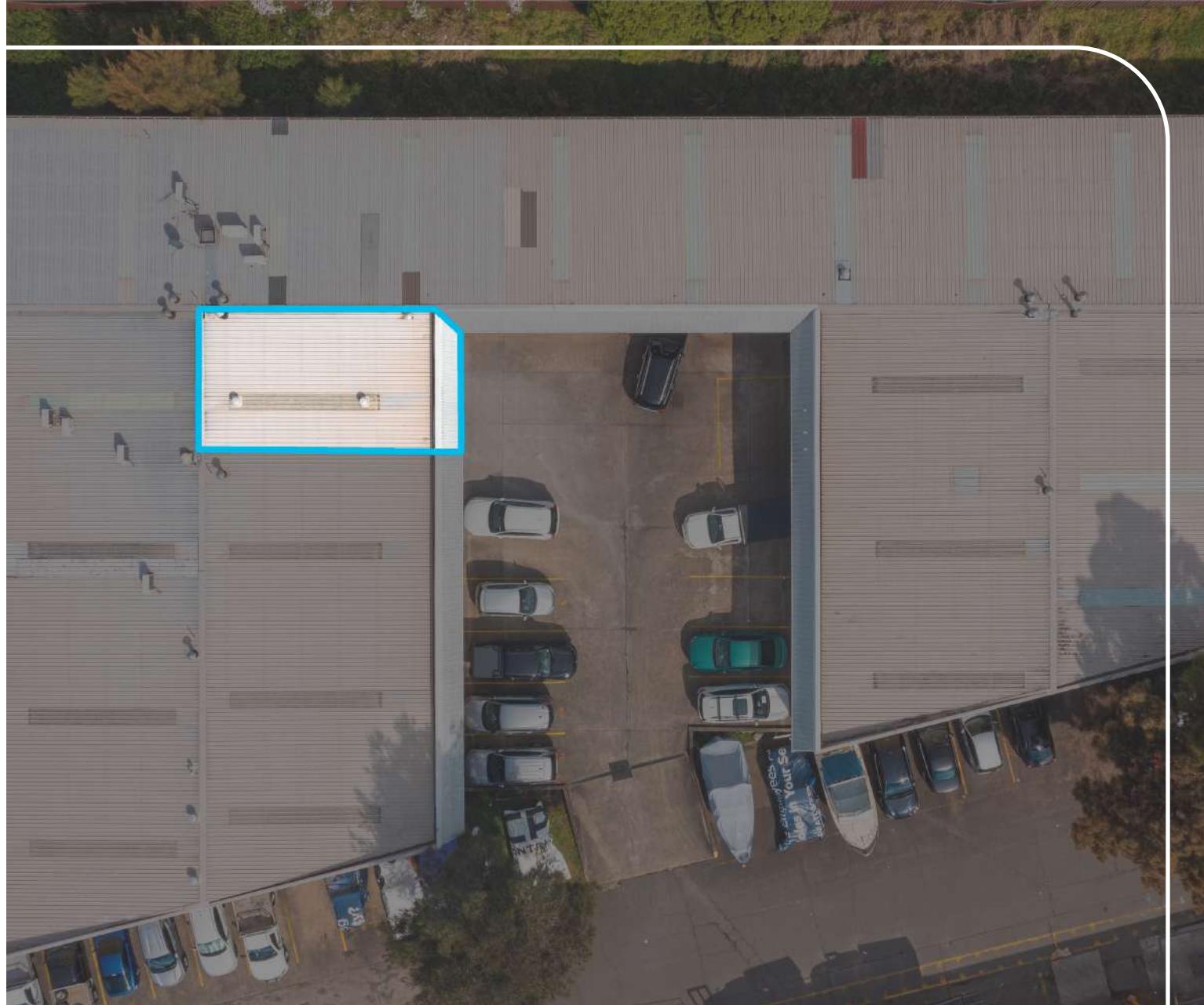
M5 MOTORWAY

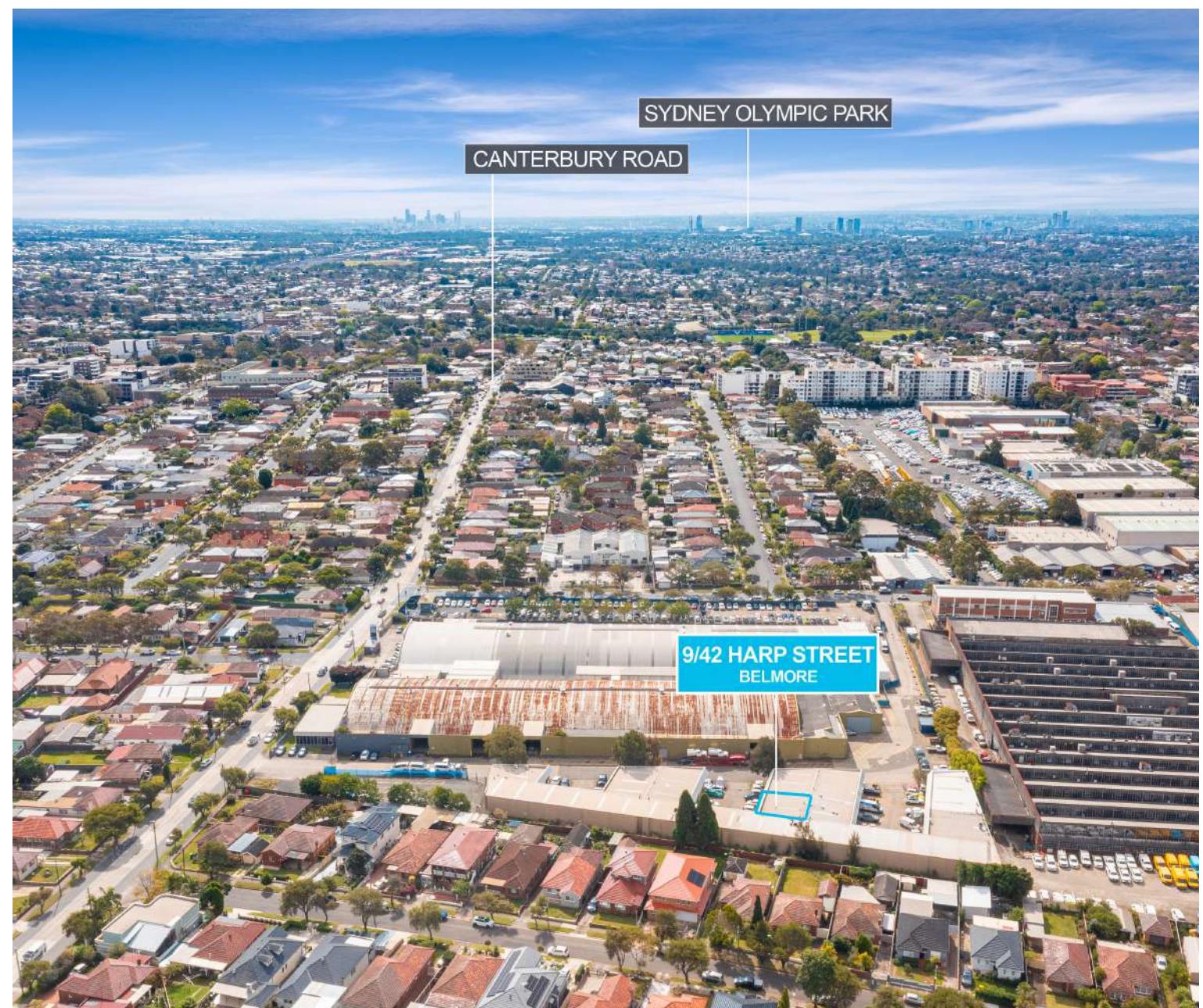
BUNNINGS WAREHOUSE

KINGSGROVE TRAIN STATION

142 HARP STREET
BELMORE

KINGSGROVE ROAD





Planning Details

E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5

1 Objectives of Zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2 Permitted Without Consent

Nil

3 Permitted With Consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Key Planning Contacts

COUNCIL: Canterbury-Bankstown City Council

TELEPHONE: 02 9707 9000

EMAIL: council@cbc-city.nsw.gov.au

WEBSITE: <https://www.cbc-city.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

66-72 Rickard Road
Bankstown NSW 2200

Planning Controls



Zoning

E4: General Industrial



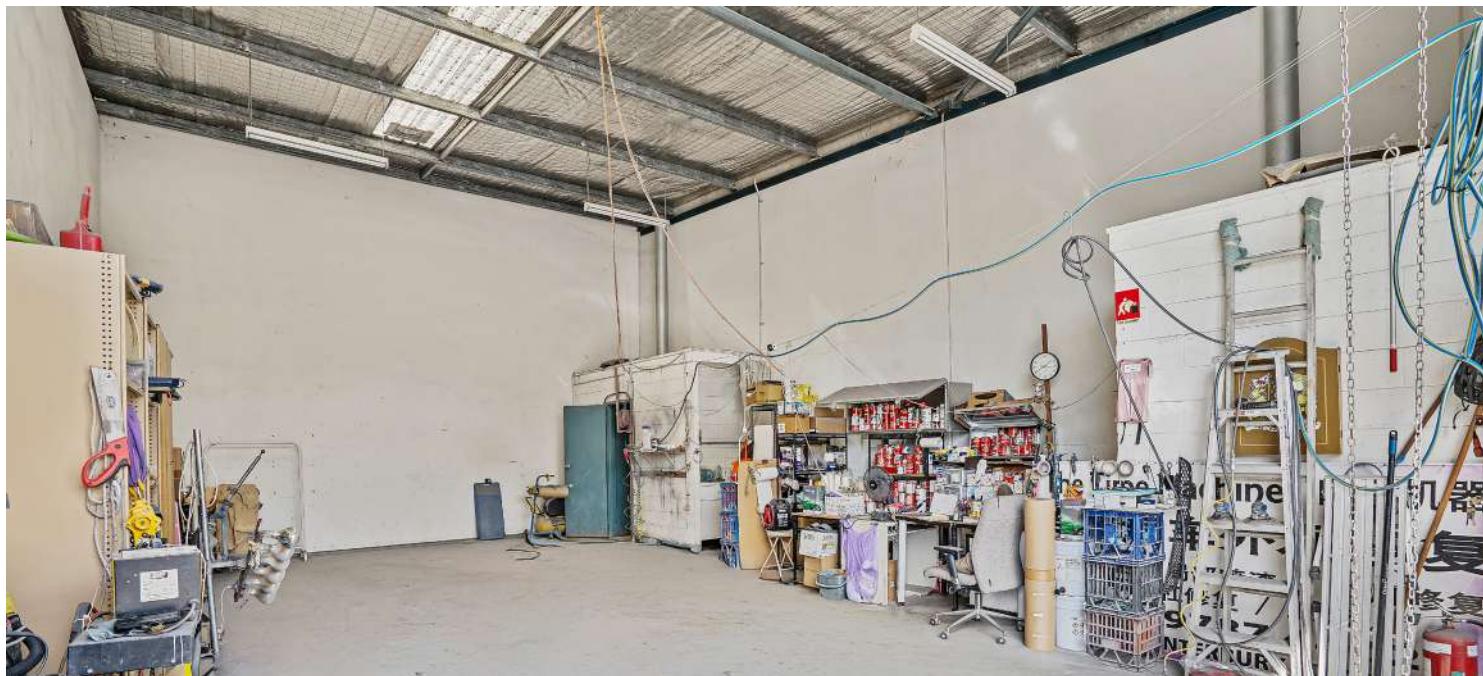
Height of Building

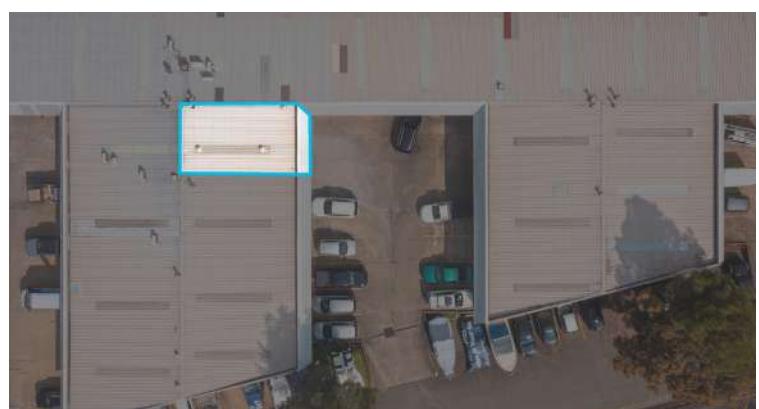
Not Applicable



Floor Space Ratio

1:1





Comparable Sales

13/112 Benaroon Road, Belmore

SALE PRICE: \$980,000

SALE DATE: July 2024

BUILDING AREA: 198 m²

LAND AREA: Not Applicable

RATE ON BUILDING: \$4,949.49 per m²

COMMENTS:



3/42 Harp Street, Belmore

SALE PRICE: \$850,000

SALE DATE: October 2024

BUILDING AREA: 163 m²

LAND AREA: Not Applicable

RATE ON BUILDING: \$5,214.72 per m²

COMMENTS:



14/42 Harp Street, Belmore

SALE PRICE: \$1,250,000 + GST

SALE DATE: November 2022

BUILDING AREA: 200 m²

LAND AREA: Not Applicable

RATE ON BUILDING: \$6,250.00 per m²

COMMENTS:



10/112 Benaroon Road, Belmore

SALE PRICE: \$895,000

SALE DATE: July 2023

BUILDING AREA: 133 m²

LAND AREA: Not Applicable

RATE ON BUILDING: \$6,729.32 per m²

COMMENTS:



Sales Information

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

Every Tuesday & Thursday
12:00pm - 12:30pm

Auction

Thursday, 16th October 2025
On-Site @ 12:30

Contact

Ben Panayopoulos
Senior Sales & Leasing Associate
M: 0430 140 683
E: benp@commercial.net.au



SYDNEY OLYMPIC PARK

CANTERBURY ROAD

9/42 HARP STREET
BELMORE

Disclaimer

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A large, white, stylized '25' with the word 'Years' written in a smaller, italicized, black font at the bottom of the '5'.

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