



ROSELANDS MIXED DEVELOPMENT

892-906 Canterbury Road, Roselands NSW 2196

Prominent corner position which offers excellent access to two streets

Council approved mixed use - residential development:

- 6 retail tenancies = 663 m²
- 50 apartments: 12 x 1 Bedroom, 9 x 2 Bedroom + Study,
25 x 2 Bedroom & 4 x 3 Bedroom.
- 105 basement car spaces over two levels

EXECUTIVE SUMMARY

ROSELANDS - MIXED DEVELOPMENT

PROPERTY PARTICULARS

Location 892-906 Canterbury Road, Roselands NSW 2196

The subject property is located on the eastern side of Canterbury Road in the South Western suburb of Roselands. It is located 1.1kms to the Lakemba train station and 10.6kms to Sydney Airport

Description The site is in a prominent corner position which offers excellent access to two streets. It comprises of two freestanding buildings, 894 is a mixed-use of retail and residential building which consists of ground floor office/retail spaces of 5 separate tenancies and 4x1 bedroom units. 894A is a 3 bedroom unit. The property has an off street paved concrete carpark at the rear which gives vehicles access to both Canterbury Road and Flora Street.

Site Area: 2,219.06 SQM (approx.)

Local Governments: Canterbury Council

Development Approved: Council approved mixed use - residential development consisting of the following:

- 6-retail tenancies 663m2
- 105 Basement car spaces over two levels
- 50 apartments comprising of:
 - 12 x 1 Bedroom,
 - 9 x 2 Bedroom + Study
 - 25 x 2 Bedroom
 - 4 x 3 Bedroom

Properties:

- 892 Canterbury Road Roselands NSW 2196 Registered Plan: Lot 1 Plan DP511598 Folio Identifier 1/511598
- 906 Canterbury Road Roselands NSW 2196 Registered Plan: Lot X Plan DP 418488 Folio Identifier x/418488
- 898-902 & 906 Canterbury Road Roselands NSW 2196 Registered Plan: Lot 2 Plan DP511598 Folio Identifier 2/511598

Tenancy Profile : All tenants have monthly leases in place. Tenancy. Schedule available upon request.

Income: Total Annual Income is \$146,640 Gross.



Location & Suburb Profile

Commercial & Retail Centre

Roselands Shopping Centre was the third fully enclosed shopping precinct in Australia, opened in October 1965. Older open-air shopping precincts in Australia included Chermside Drive-in Shopping Centre (May 1957) in Brisbane, Top Ryde Drive-in Shopping Centre (November 1957) in Sydney, Chadstone Shopping Centre (October 1960) in Melbourne and Warringah Mall (April 1963) in Sydney. Roselands was built on the site of a golf course. It boasted a large Grace Bros Department Store (now Myer), a single movie food court in Australia. Many local bus services were diverted to service the new shopping centre upon its opening, but the centre was primarily designed for the age of the automobile with plenty of parking as it was distant from any railway stations. It has since had many upgrades although it remains smaller than other Sydney shopping centres these days.

Transport

King Georges Road is the main road through Roselands. It is a ring road which connects the northern suburbs of Sydney and the north coast motorways of New South Wales to the southern beaches of Sydney and the south coast motorways of New South Wales. King Georges Road also connects Roselands to the M5 South Western Motorway which links to Sydney's International Airport (15 minutes' drive east) and west to Canberra and Melbourne.

Demographics

According to the 2016 Census, 44.5 per cent of Roselands residents stated they had been born overseas. Lebanon was the birthplace of the most foreign-born residents in Roselands at 5 per cent, followed by those born in People's Republic of China at 3.8 per cent.

In terms of ethnicity, the largest group in 2016 were those claiming Greek ancestry with 12.4 per cent of the responses, followed by those claiming Lebanese background at 12.3 per cent, and thirdly by those claiming Australian descent with 11.3 per cent.

English only is the most common home language in Roselands, used by a plurality of 35.9 per cent of residents, followed by Arabic — the home language of 16.6 per cent — and Greek spoken by 12.2 per cent at home.

According to the census, Christianity was the most followed faith in Roselands with 60.5 per cent of residents reporting that they were Christian. However, Christians in the area belong to many denominations, with the largest proportions being Catholic at 24.3 per cent, Orthodox with 17.3 per cent. Islam is the second largest religious group, accounting for 18.8 per cent of residents.



Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.

**FOR MORE INFORMATION & DA APPROVAL DOCUMENTATION
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