



INFORMATION MEMORANDUM

80 | BORNIA PARADE LUGARNO

INTRODUCTION

Colliers is excited to exclusively offer for sale via Expression of Interest one of the rarest and last remaining substantial landholdings within Lugarno.

Whilst community infrastructure has rapidly expanded around 80 Boronia Parade, the Property has remained relatively untouched over the past 110 years. This presents an incredible opportunity to capitalise on the substantial development potential underpinning the site.

Being built up within the midst of Lugarno, the Property provides numerous options of surrounding local retail amenity including the local IGA a short 2.5Km away. This is further strengthened by the nearby Mortdale Plaza of Woolworths, BWS, Crunch Fitness, and Fuel located only 5 minutes

The Property is currently sitting as vacant land with a Federation styled home presenting developers with the opportunity to further capitalise on the 2.54Ha* site area. This is expected to allow a subdivision within the Property and further maximise its development potential by allowing a minimum size of 700sqm lots, including waterfront dwelling opportunities.

With an existing jetty backing onto the pristine Georges River waterfront, it provides the opportunity to further utilise the prominent river. This grants future owners the ability to moor boats and capitalise on the suburbs most prominent river.

Neighbouring Heinrich Reserve and backing onto the Georges River, the Property provides a considerable opportunity for further growth. Moreover, the Property is ideally positioned with Giggle and Learn Early Childcare, Lugarno Public School and Lugarno Anglican Church all within the surrounding catchment.

80 Boronia Parade, Lugarno is being offered for sale via Expression of Interest closing on Thursday, 31st March 2022 at 3:00pm (AEDT).

*Approximately



OUTLINE INDICATIVE ONLY

EXECUTIVE SUMMARY

ADDRESS	80 Boronia Parade, Lugarno NSW 2210	
TITLE REFERENCE	Lot 1 DP10359	
DESCRIPTION	Regular triangular shaped lot with street frontages on Boronia Parade, Bayside Drive and Ballanda Avenue and backing onto the Georges River and Jewfish Bay.	
LOCAL GOVERNMENT AREA	Georges River Council	
PLANNING INSTRUMENTS	Georges River LEP 2021	
SITE AREA	24,500m ²	
ZONING	R2 Low Density Residential	
HEIGHT LIMIT	9 metres*	
DUE DILIGENCE	Available for due diligence is a variety of information relating to the Property, including the Contract of Sale. Should further investigation be required, purchasers are encouraged to conduct their own due diligence through the duration of the campaign.	
METHOD OF SALE	Expression of Interest Closing Date 31 March 2022 3:00pm (AEDT)	
AGENTS DETAILS	<p>Steam Leung National Director Asia Markets M: 0412 23 138 E: Steam.Leung@colliers.com</p> <p>Ethan Gillan Executive Investment Services M: 0420 851 124 E: Ethan.Gillan@colliers.com</p>	<p>Frank Oliveri Director In Charge Sydney West & South West M: 0419 018 356 E: Frank.Oliveri@colliers.com</p>

*Approximately





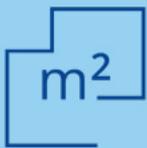
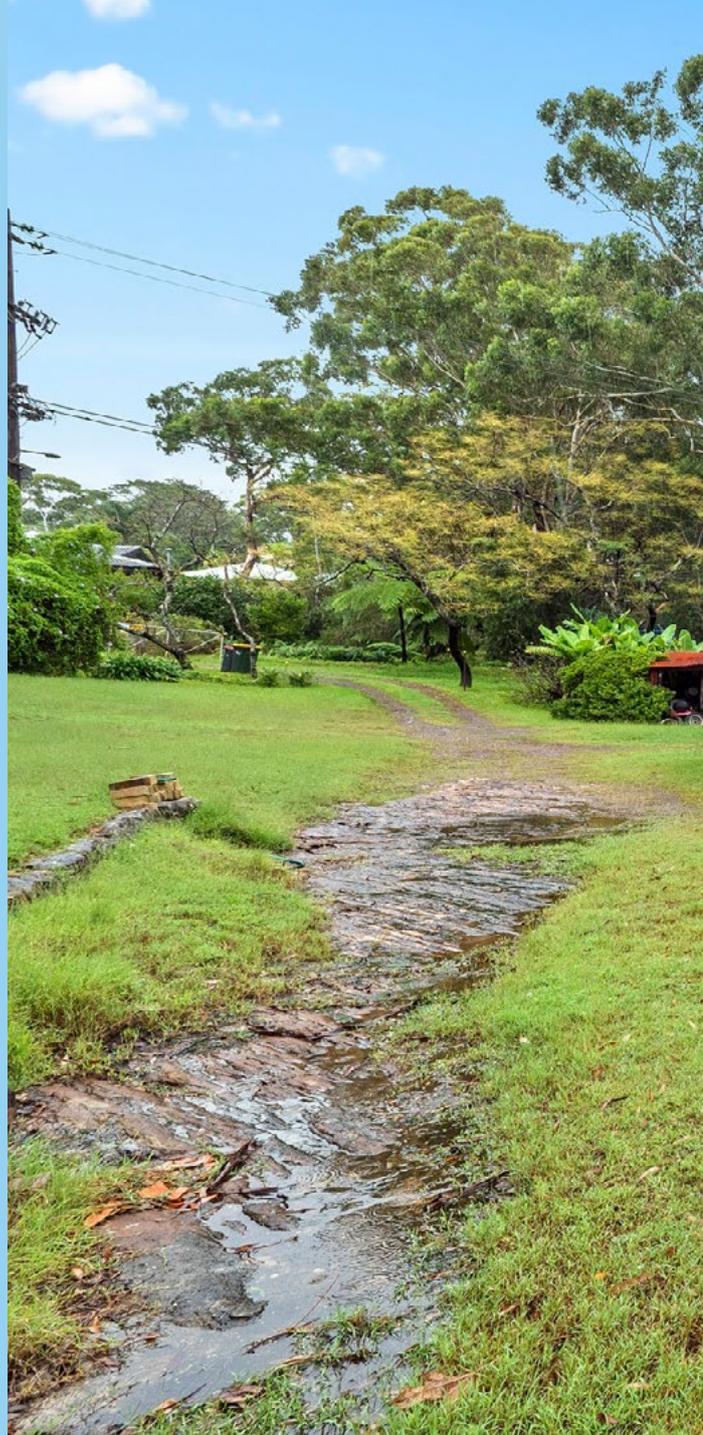
THE OPPORTUNITY

Located within the heart of Lugarno, 80 Boronia Parade presents an incredibly unique opportunity to acquire a substantial landholding with considerable development upside into subdivisible lots, owner occupation, or retirement living space.

The Property boasts exceptional locality being situated on the waterfront of Georges River and neighbouring Heinrich Reserve with triple street access via Boronia Parade, Bayside Drive and Ballanda Avenue.

With an existing jetty backing onto the pristine Georges River waterfront, it provides the opportunity to further utilise the prominent river. This grants future owners the ability to moor boats and capitalise on the suburbs most prominent river.

Being located within Lugarno, the Property provides considerable amenity with nearby Giggle and Learn Early Childcare, Lugarno Public School and Lugarno Anglican Church all within the surrounding catchment. This all is without forgoing access to the nearby Sydney CBD situated a short 19km* away.



Huge Site Area
2.54ha*



Untouched for over 110
years



Waterfront Jetty and Boadshed
access to Georges River



Valuable Subdivisible
opportunity^



Zoned R2 – Low Density
Residential



19Km to
Sydney CBD*

^Subject to Council Approval
*Approximately



PROPERTY PARTICULARS

ADDRESS

80 Boronia Parade, Lugarno NSW 2210

TITLE REFERENCE

Lot 1 DP10359

DESCRIPTION

The regular triangle site is currently sitting as largely vacant land with a small Federation styled home, jetty and boatshed being the only statutes within the Property. Moreover, with the remaining land being largely untouched it allows incoming owners of a blank canvass to control the land and make any necessary amendments.

LOCAL GOVERNMENT AREA

Georges River Council

PLANNING INSTRUMENTS

Georges River LEP 2021

SITE AREA

24,500m²

ZONING

R2 Low Density Residential

HEIGHT LIMIT

9 metres*

DEVELOPMENT POTENTIAL

To maximise the potential of the land, the Property can be further subdivided into c.700m² lots with multiple waterfront homes[^]. This would further yield higher value associated to the site and allow for a diversified de-risked sell down opportunity.



LOCATION OVERVIEW

80 Boronia Parade is situated within the midst of Lugarno, within the government area of Georges River Council. Whilst the Property provides considerable suburban feel and amenity, it does not forgo nearby location to Sydney CBD being a short 19Km* away which can be easily accessed via the M5 Motorway.

Being built up within the midst of Lugarno, the Property provides numerous options of surrounding local retail amenity including the local IGA a short 2.5Km away. This is further strengthened by the nearby Mortdale Plaza of Woolworths, BWS, Crunch Fitness, and Fuel located only 5 minutes away.



Most notably, the Property is further prospering from nearby schools consisting of Giggle and Learn Early Childcare, Lugarno Public School and Lugarno Anglican Church providing ample offering of schools. This is only further strengthened by the nearby suburban amenity of local cafés, restaurants, and outdoor parks and reserves.

- 19Km* from Sydney CBD by car;
- 5Km to Riverwood Station, which accesses both rail and bus network feeding directly to Sydney CBD;
- Adjoining Heinrich Reserve which backs onto

Georges River offering considerable nearby recreational amenity;

- Surrounded by ample suburban offerings of cafés, restaurants, IGA, petrol station, and Mortdale Plaza;
- Located on Georges River, providing direct access to the surrounding estuaries;
- Numerous suburban dwellings have been established around the Property;
- Within the catchments for Giggle and Learn Early Childcare, Lugarno Public School and Lugarno Anglican Church.

THE MARKET

Lugarno, similar to the rest of Australia has received unprecedented residential dwelling growth with median housing prices increasing from \$1.19m in January 2017 to \$1.64m in November 2021, reflecting a 37.11% growth over 5 years. This is further reflected in the transaction volume increasing by 36.92% over the same period, with the most sought after locations coming from Georges River properties.

Given the considerable uptick of housing prices within Lugarno, the average sale price in 2021 ranged between \$1m - \$2m accounting for 63 transactions throughout the year. More specifically, the next closest transaction range was houses being traded in excess of \$2m accounting for 20 transactions throughout the year.

In terms of land sales within the area, they have rarely traded with only six assets trading since 2017. Being rare in nature, these assets are being highly sought after and are attracting considerable demand from investors.



SALE PROCESS

80 Boronia Parade is being offered for sale via Expression of Interest with parties required to submit their offer directly to the exclusive selling agents.

All offers should be provided to Colliers before the EOI Close Date of 31 March 2022 at 3:00pm (AEDT)

TERMS & CONDITIONS

During the EOI process, the Vendor reserves the right not to accept any EOI and, without limitation, nor is the Vendor obliged to accept the EOI with the highest consideration. The Vendor may, in its absolute discretion, suspend or vary the sale process, negotiate with any party who submits an EOI or with any other person, enter into a binding contract with any party at any time prior to or after closing of the EOI and/or, at any time prior to exchange of binding contracts, or may without the Property from sale.

VENDOR'S AGENT DETAILS

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Click here to:

**DOWNLOAD
EOI FORM**

DUE DILIGENCE

Arrange of due diligence information is available throughout the campaign to assist prospective purchasers and is available upon request from the Exclusive Selling Agents. Please contact the selling agents if you require access to this information.

INSPECTIONS

Colliers will facilitate inspections and private meetings during the campaign. To request an inspection of the Property, please contact the exclusive selling agents to arrange a time.

DISCLAIMER

The opinions, estimates and information given herein or otherwise in relation hereto are made by Colliers International and affiliated companies in their best judgement, in good faith and as far as possible based on data or sources which are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from Colliers International or another advisor able to provide the services of a qualified professional person. Colliers International, its officers, employees and agents expressly disclaim any liability and responsibility to any person whether a reader of this publication or not in respect of anything and of the consequences of anything done or omitted to be done by any such person in reliance whether wholly or partially upon the whole or any part of the contents of this publication.