

Laing+Simmons | Projects

INFORMATION MEMORANDUM

92 PRESIDENT AVENUE  
CARINGBAH SOUTH



Prepared by **Mitchell Slattery**  
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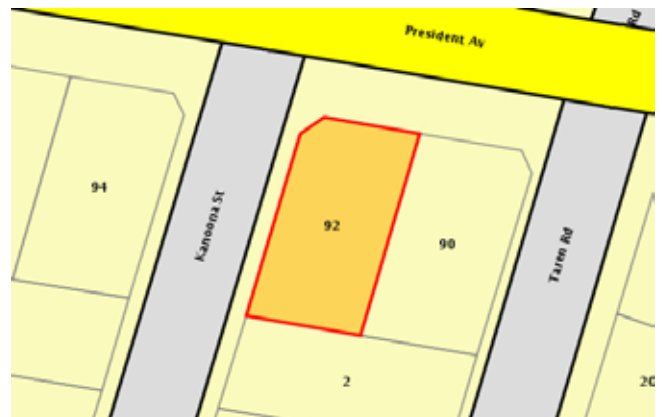
# INFORMATION MEMORANDUM

92 PRESIDENT AVENUE, CARINGBAH SOUTH NSW 2229



## SITE SUMMARY

ADDRESS	92 President Ave, Caringbah South, LOT 94 DP20971
ZONE	R2 Low Density Residential
FLOOR SPACE RATIO	.55 :1
HEIGHT OF BUILDING	8.5m
LANDSCAPE AREA	35%
MIN LOT SIZE	550sqm
LOT SIZE	638sqm
ACID SULFATE SOILS	CLASS5



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# CONCEPT PLANS

NOT DA APPROVED, SUBJECT TO COUNCIL APPROVAL

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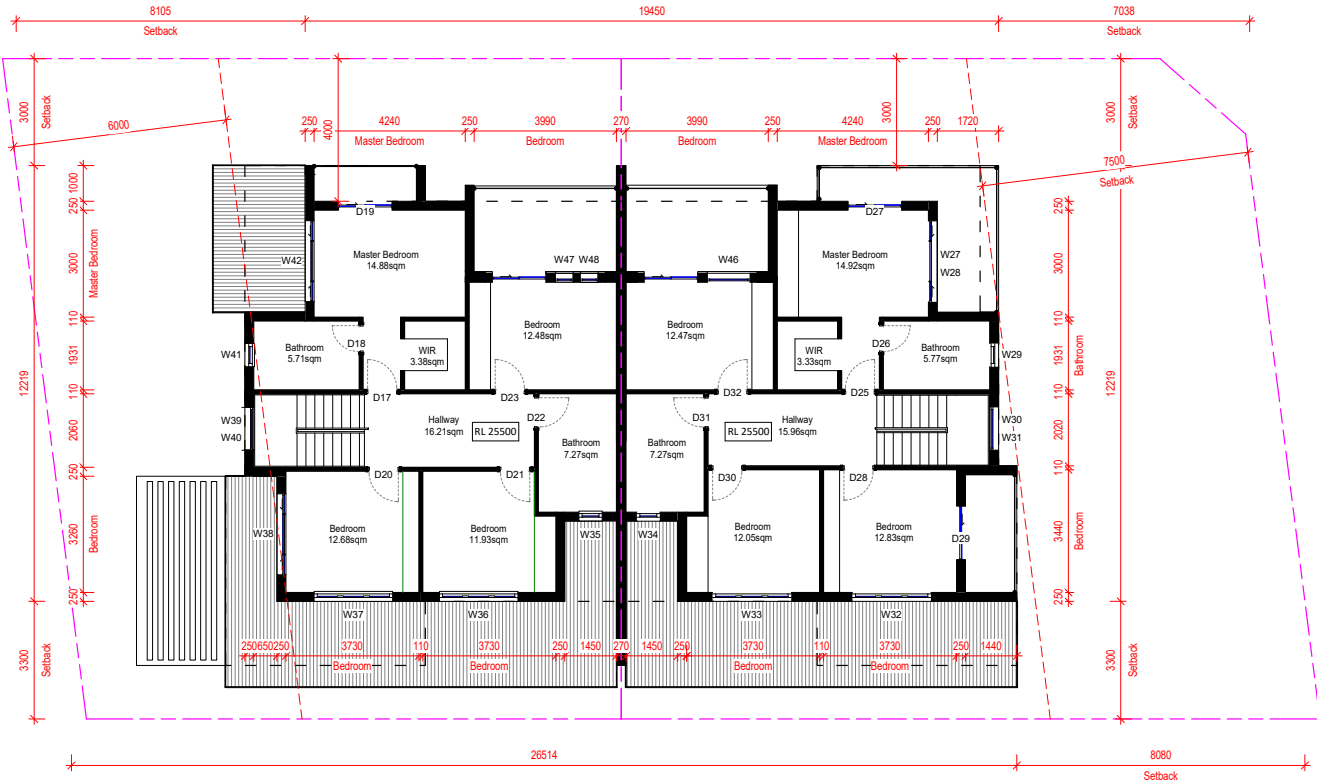
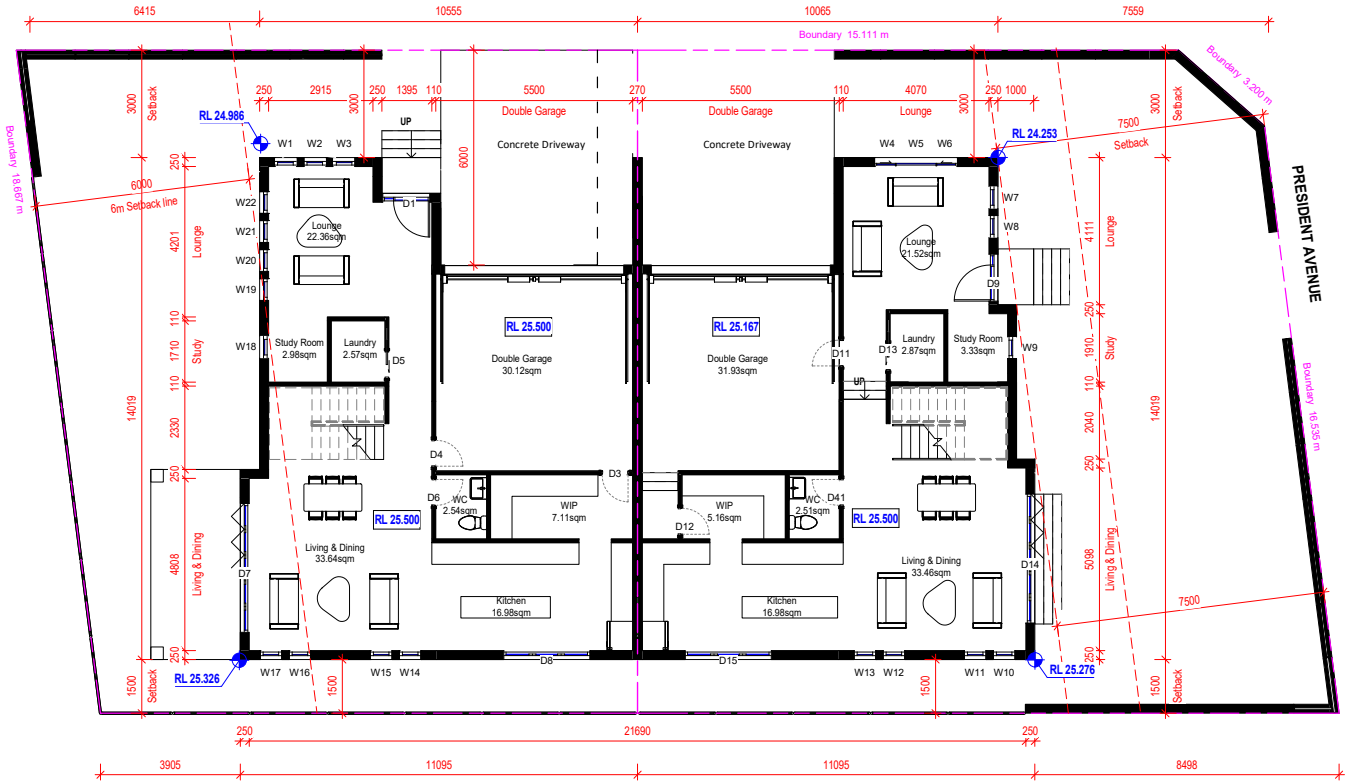
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KANOONA STREET





# COMPARABLE SALES



**28 BULWARRA STREET, CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1730,000  
**SOLD DATE** 12 August 2017  
**CATEGORY** House: One Storey / Lowset  
**LOT SIZE** 691m<sup>2</sup>  
**LOT PLAN** 108 / DP7959 CARINGBAH SOUTH NSW



**191 CARINGBAH ROAD CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1,550,000  
**SOLD DATE** 7 July 2017  
**CATEGORY** House  
**LOT SIZE** 638m<sup>2</sup>  
**LOT PLAN** 70 / DP20971 CARINGBAH SOUTH NSW



**52 ULTIMO STREET CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1,360,000  
**SOLD DATE** 19 April 2017  
**CATEGORY** House  
**LOT SIZE**  
**LOT PLAN** 161 / DP7959 CARINGBAH SOUTH NSW



**263 WILLARONG ROAD CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1,470,000  
**SOLD DATE** 11 August 2017  
**CATEGORY** House: One Storey / Lowset  
**LOT SIZE** 670m<sup>2</sup>  
**LOT PLAN** 3 / DP534390 CARINGBAH SOUTH NSW



**280 WILLARONG ROAD CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1,580,000  
**SOLD DATE** 27 May 2017  
**CATEGORY** House: One Storey / Lowset  
**LOT SIZE** 651m<sup>2</sup>  
**LOT PLAN** 105 / DP8505 CARINGBAH SOUTH NSW



**POTENTIAL RESALES FOR DUPLEX (STCA)**

**262A WILLARONG ROAD CARINGBAH SOUTH NSW 2229**

**SOLD PRICE** \$1,250,000  
**SOLD DATE** 17 Jul 2017  
**CATEGORY** Unit



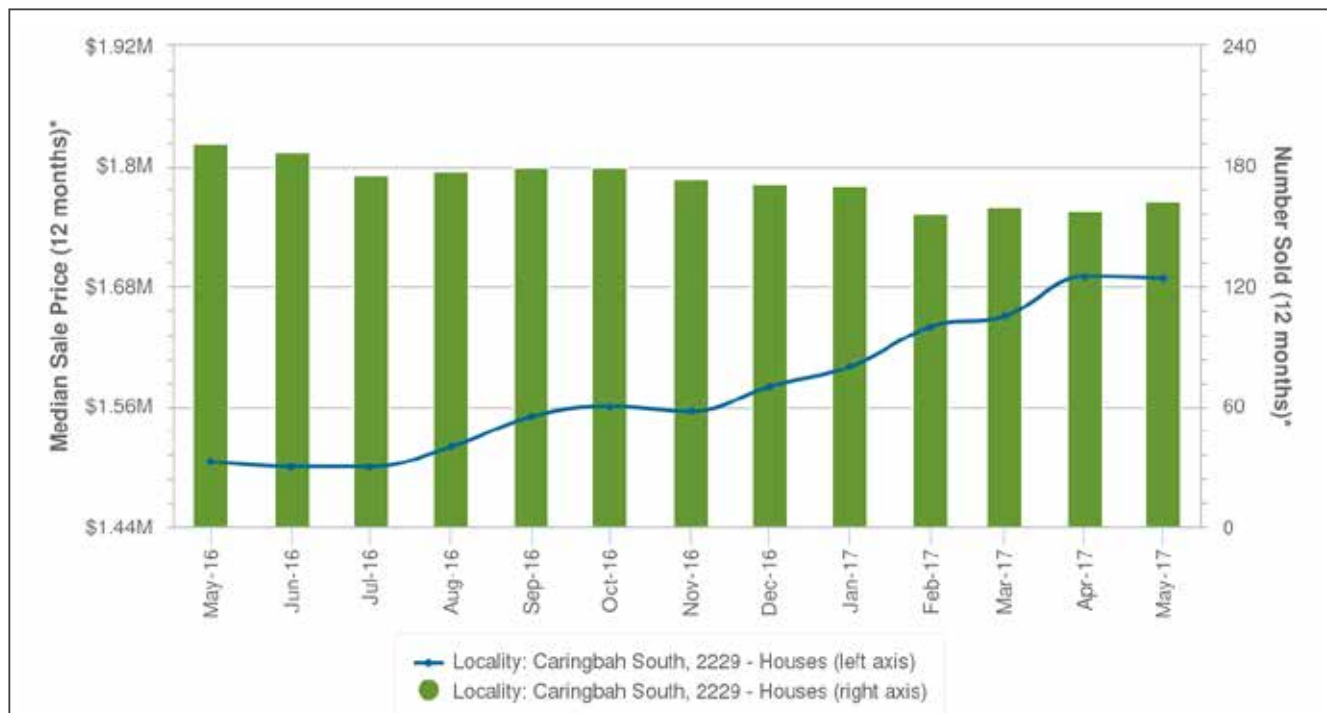
# KEY DATA STATISTICS

## RECENT MEDIAN SALE PRICES (HOUSE)

Period	CARINGBAH SOUTH	SUTHERLAND
	Median Price	Median Price
May 2017	\$1,687,500	\$1,255,000
April 2017	\$1,690,000	\$1,250,000
March 2017	\$1,650,000	\$1,220,000
February 2017	\$1,640,000	\$1,205,000
January 2017	\$1,600,000	\$1,200,000
December 2016	\$1,580,000	\$1,200,000
November 2016	\$1,555,000	\$1,185,000
October 2016	\$1,560,000	\$1,170,000
September 2016	\$1,550,000	\$1,160,000
August 2016	\$1,520,000	\$1,150,000
July 2016	\$1,500,000	\$1,150,000
June 2016	\$1,500,000	\$1,150,000

Statistics are calculated over a rolling 12 month period

## MEDIAN SALE PRICE VS NUMBER SOLD





**RECENT MEDIAN SALE PRICES (UNIT)**

<b>Period</b>	<b>CARINGBAH SOUTH Median Price</b>	<b>SUTHERLAND Median Price</b>
May 2017	\$1,250,000	\$750,000
April 2017	\$1,250,000	\$736,500
March 2017	\$1,242,500	\$730,000
February 2017	\$1,227,500	\$720,000
January 2017	\$1,210,000	\$720,000
December 2016	\$1,215,000	\$720,000
November 2016	\$1,227,500	\$715,000
October 2016	\$1,250,000	\$710,500
September 2016	\$1,250,000	\$710,000
August 2016	\$1,267,500	\$705,000
July 2016	\$1,200,000	\$700,000
June 2016	\$1,200,000	\$700,000

Statistics are calculated over a rolling 12 month period

Source: RP Data,





# R2 ZONE

## R2 LOW DENSITY RESIDENTIAL

R2 is a zone for land comprised mainly of low density housing where the planning objective is to protect the locality's single dwelling character and landscape setting.

The zone also allows for a variety of housing types, facilities and services to meet the needs of the community and residents. However, other housing types are required to be a scale and density that is compatible with the single dwelling character of the locality.

## R2 ZONE USES

The R2 zone is primarily for single dwellings, but dual occupancies and multi dwelling houses are also permissible. Home occupations are permissible without consent in R2 as long as they meet the requirements of the LEP.

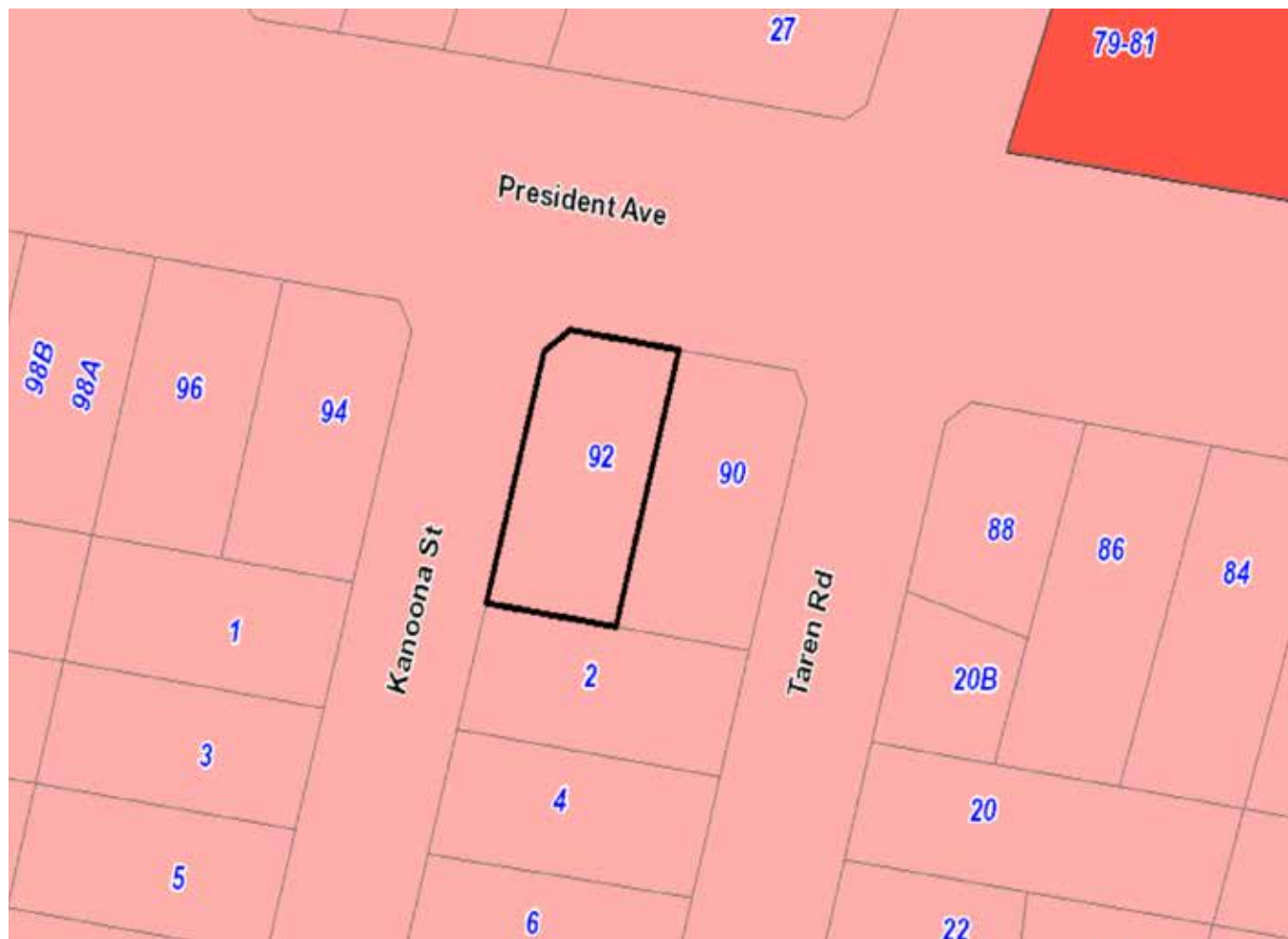
### The following uses can be carried out with development consent:

- bed and breakfast accommodation
- boarding houses
- child care centres
- community facilities
- dual occupancies
- dwelling houses
- environmental protection works
- flood mitigation works
- group homes
- health consulting rooms
- home businesses
- home industries
- multi dwelling housing
- places of public worship
- recreation areas
- respite day care centres
- roads
- senior housing

All other uses that are not listed above are prohibited in the zone unless they are specifically permissible under State Environmental Planning Policies, such as Secondary Dwellings through the Affordable Housing SEPP.



# ZONING MAP



Source: Sutherland Shire Council LEP 2015



# PEOPLE YOU CAN WORK WITH

## UNDERSTANDING LOCAL + CORPORATE PROPERTY

Our integrated approach between your local Laing+Simmons office and Laing+Simmons Projects (NSW) will ensure you have a blend of both local and corporate knowledge.

We offer one point of contact through Laing+Simmons Projects with access to all the offices in the Western Sydney Growth Corridor and beyond to provide ease of communications and distribution.

We are your partner all the way through the project life cycle, from acquisition and planning through to construction and delivery. We analyse and devise a strategy to suit any phase of the project.



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Laing+Simmons Projects (NSW)



**Suzanne Carter**  
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Laing+Simmons Projects (NSW)



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Project Sales Consultant  
Laing+Simmons Projects (NSW)



**Hana Nguyen**  
Projects Marketing Coordinator  
Laing+Simmons Projects (NSW)



# WHAT WE DO

## YOUR PARTNER ALL THE WAY

Laing+Simmons are part of a bigger picture with focus on performance, innovation and diversification.

Established in 1967, Laing+Simmons joined the Dexar Group in 2012 and is the leading boutique real estate franchise network in New South Wales, also operating across key regional locations.

Our partners are dedicated to offering quality Strata Management, Commercial Property Services and Corporate Facilities Management as well as over 40 franchise offices to offer the best possible customer service experience.

Laing+Simmons has won the 2015 REINSW Innovation Award, 2016 REB Award for Innovation, AREA's Game Changer of the Year in 2016 and the 2017 REB Award for Industry Thought Leader of the Year.

