

MARCH 2026

WHY 2026 COULD BE ANOTHER BUMPER YEAR
FOR STUDENT HOUSING INVESTMENT

THE LEASE CLAUSES SHAPING COMMERCIAL PROPERTY
PERFORMANCE IN TODAY'S MARKET

181HA MORETON BAY MEGA SITE SOLD IN \$300M+ DEAL





Welcome to the March edition of *Portfolio Magazine*



James Linacre
Head of Commercial
RWC Australia and New Zealand

Hello and welcome to the March 2026 edition of *Portfolio Magazine*.

As we move through the early stages of 2026, I have begun to notice a sense of strategic momentum across the Australian commercial sector. While new supply remains essential to our cityscapes, the most compelling narrative for private capital right now is the intelligent evolution of the built form.

In a market where construction costs have established a permanent new floor, the ability to acquire and reposition established assets has become the hallmark of a growingly sophisticated investment strategy.

This shift isn't about a lack of faith in new development. Far from it. To put the scale of market confidence into perspective, RWC has collectively transacted well over \$700 million in residential development land in just the last two months.

This volume is a massive vote of confidence in Australia's long term prospects, particularly across the South East Queensland corridor. It signals that while we are being tactical with existing buildings today, the foundation for the next decade of national expansion is being laid at a rapid pace.

For the private investor, this creates a dual track opportunity. While large scale land plays highlight our future growth, much attention is being afforded to ready to go B grade office and industrial infill sites. By focusing on

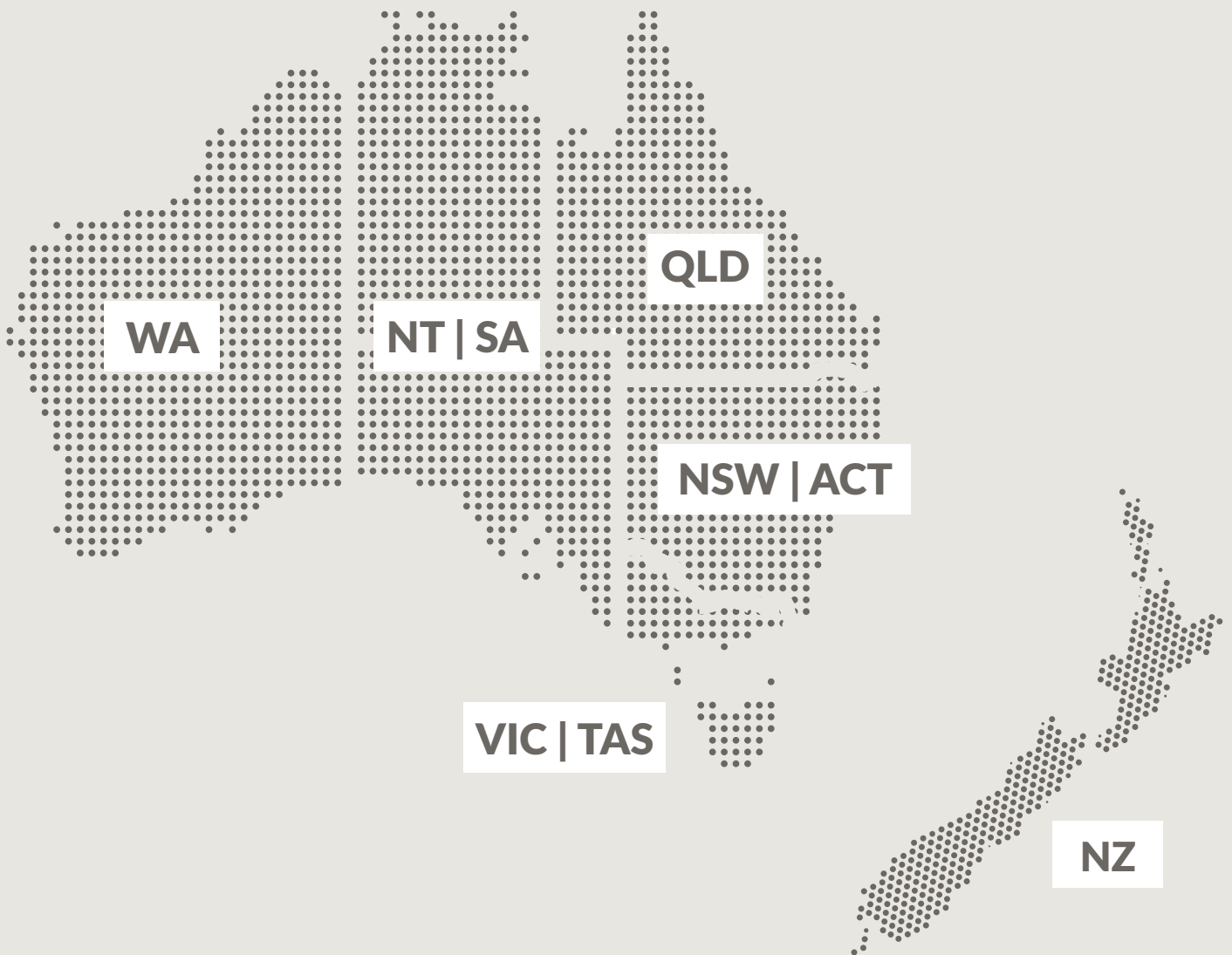
these assets, investors are bypassing the protracted lead times often associated with ground up projects. This speed to market is significantly appealing for investors allowing for a swift capture of rental growth.

The current cycle also offers a rare window to acquire high quality, character filled structures significantly below their replacement cost. This entry point provides an inherent equity cushion that is difficult to replicate, allowing nimble privates to manufacture value through targeted, high impact and comparatively low retrofits.

Modernising buildings with smart energy systems and premium "plug and play" interiors is a fundamental requirement for the modern tenant.

It feels appropriate that we've just entered the Year of the Horse, a zodiac defined by speed, energy, and the courage to move forward. With investors looking to live that theme by leveraging the strength of the built form and driving growth through sustainable modernisation.

Quick jump to a region



RWC Bayside crowned REA's Commercial Agency of the Year

RWC Bayside has been named Commercial Agency of the Year nationally at this week's prestigious REA AREA awards, cementing its position as Australia's leading commercial property agency. Directors Nathan Moore and Rebecca Meredith said the recognition was a significant milestone for the business and the broader Bayside and Redlands Coast commercial property community.

"Winning Commercial Agency of the Year is a significant milestone for our team and a strong endorsement of the standards we set for ourselves," Nathan Moore said.

"Operating in the Bayside, Redlands Coast and greater Brisbane markets, we're proud to see a locally based agency recognised nationally for customer service, marketing innovation and overall performance. It reflects the consistency of our work and the trust placed in us by our clients."

The directors said the award was particularly meaningful given the competitive nature of the commercial property sector in South East Queensland.

"Our scale, structure and systems allow us to deliver a level of consistency and depth that is difficult to replicate," Rebecca Meredith said.

"We combine a full-service offering with specialist roles, disciplined workflows and hands-on leadership, ensuring every client benefits from both expertise and accountability. That

balance between capability and personal service is a clear point of difference."

Ms Meredith said the strength of the business lies in its team culture and commitment to disciplined processes.

"We place strong emphasis on clarity, structure and mutual respect," she said.

"Our culture supports accountability while encouraging professional development, collaboration and open communication. By investing in our people and providing clear systems to support them, we ensure that our exceptional standards are consistently achievable."

Commenting on current conditions, Nathan Moore described Brisbane's Bayside commercial property market as active and growing.

"The Bayside market is incredibly buoyant and constantly evolving, with a huge amount of demand across industrial and mixed-use assets and increased focus on well-located, flexible properties," he said.

"Decision-making has become more considered, with buyers and tenants prioritising long-term fundamentals over short-term trends. Local insight and clear advice are more important than ever in navigating these conditions."

Looking ahead, Mr Moore and Ms Meredith said the focus would remain on sustainable growth and continuous improvement.



"This recognition provides great momentum, but our focus remains firmly on raising standards across every part of the business," Ms Meredith said.

"We'll continue to refine our systems, invest in our team, and apply thoughtful marketing and service strategies that deliver lasting value for our clients. The priority is sustainable growth built on strong fundamentals rather than short-term wins."

Head of commercial at RWC, James Linacre, said the national award reflected the strength of leadership within the Bayside office.

"Nathan and Rebecca have built a business defined by discipline, accountability and consistency," Mr Linacre said. "This recognition is a direct reflection of their leadership and the high standards they expect of themselves and their team."

He added that seeing a locally based agency achieve national recognition was a proud moment for the broader network.

"RWC Bayside represents what is possible when strong systems, capable people and clear leadership come together. We are incredibly proud of their achievement and the example they set across the network."

181ha Moreton Bay mega site sold in \$300m+ deal

One of South East Queensland's largest and most significant approved englobo land transactions has been successfully completed, with a 181-hectare mixed-use development site in the Moreton Bay Region selling for a price of \$318,500,000. Located at Pumicestone Road, Rutters Road and Clinker Road, Elimbah, the strategically positioned site was offered to the market via an Expressions of Interest campaign, jointly managed by Tony Williams, Mark Creevey and Matthew Fritzsche from Ray White Special Projects Queensland and Morgan Ruig and Mitch Taulelei Cushman & Wakefield on behalf of Melbourne development group Goldfields.

The landmark holding is approved for a major master-planned community, comprising up to 1,400 residential lots, with development approval already in place for the first 288 lots, alongside 25.58 hectares of Mixed Industry and Business Area (MIBA) land and 26.346 hectares of Industrial-zoned land.

Tony Williams from Ray White Special Projects Queensland said the residential scale, approvals and infrastructure delivery were key drivers of buyer interest.

"With approvals already secured for the initial stages and the ability to ultimately deliver up to 1,400 homes, the project is exceptionally well positioned to address ongoing housing demand in one of South East Queensland's strongest growth corridors."

"Importantly, the seller's commitment to deliver major external trunk infrastructure meant buyers could acquire a fully



serviced development opportunity significantly reducing delivery risk and accelerating the pathway to bringing new housing stock to market."

The site is Federal EPBC confirmed as 'Not a Controlled Action' and is largely cleared, flat to gently undulating, providing strong development efficiency. Infrastructure agreements are executed with both Moreton Bay Regional Council and Unitywater, with the seller to deliver external water, sewer and the Pumicestone Road Phase 1 upgrade, positioning the land for seamless future development. Trunk servicing works are expected to be completed by early 2027.

The industrial and employment land component proved equally compelling, according to Morgan Ruig of Cushman & Wakefield.

"Industrial land of this scale, approval status and proximity to the Bruce Highway is exceptionally scarce in the Moreton Bay corridor," Mr Ruig said.

"The combination of general industrial zoning, MIBA land and an approved service centre within

one integrated estate created a compelling long-term employment and logistics proposition."

"With strong demand fundamentals and limited competing supply, the industrial component was a critical element of the project's overall value and future success."

The campaign generated strong competitive tension, attracting 261 enquiries and 16 formal offers over a 5.5-week marketing period. The mixed use nature of the site attracted interest from both residential and industrial development groups considering the individual components with the ultimate purchaser demonstrating strong capability across both residential and industrial delivery.

The site was acquired by HB Land, a Singaporean-based, locally operated development group, which intends to deliver the project in accordance with its existing approvals.

"HB Land has a clear strategy to move quickly," Tony Williams said. "Works will commence as soon as practicable to deliver much-needed housing and employment land to the market."

RWC Pacific Group delivers nearly \$25 million in one day of auctions



RWC Pacific Group has capped off a highly successful auction event, recording the sale of six commercial assets across South East Queensland, with total sales approaching \$25 million. The results highlight sustained depth of buyer demand and the continued effectiveness of RWC Pacific Group's targeted marketing campaigns across metropolitan and growth corridor markets. The auction attracted strong competition from owner occupiers, local investors, developers and private capital, with several assets drawing significant bidder participation and delivering compelling pricing metrics.

Jackson Rameau, director at RWC Pacific Group, said the outcome was a clear endorsement of the firm's SEQ-focused commercial strategy.

"These results reinforce the strength of our South East Queensland marketing platform. We're seeing consistent enquiry, strong bidder depth and competitive outcomes across a wide range of asset types, from metro industrial investments to large-format retail and owner-occupier opportunities. Capital remains active when assets are well-positioned and campaigns are executed correctly."

Key highlights included competitive bidding on tightly held assets, strong yields as low as 4.40 and 4.77 per cent yields underpinned by national and local tenants, plus local buyers capitalising on value opportunities in established and emerging precincts.

With momentum continuing into the next quarter, RWC Pacific Group expects sustained activity from private investors, owner occupiers and developers seeking quality commercial opportunities across SEQ.



AUCTION RESULTS

1/25 Tedder Avenue, Main Beach

Sale Price: \$2,680,000

Bidders: Sold prior to auction (three registered bidders one week out)

Rate: \$23,304 per sqm

Yield: 4.77 per cent

Seller: Local Main Beach owner

Buyer: Local Paradise Waters family - Buyer identified long-term value in Main Beach and the strength of the light industrial tenant, with confidence the tenant would maintain the property.

3 Paul Court, Jimboomba

Sale Price: \$1,698,000

Bidders: Seven

Yield: 4.4 per cent

Tenant: F45 & Baby Care

Seller: Brisbane family

Buyer: Local investor

Commentary: Buyer recognised value in the building and covenant in a growing outer-metro market

7 Keller Crescent, Carrara

Sale Price: \$3,430,000

Bidders: Eight

Buyer: Owner occupier

Rate: \$2,286 per sqm of land

\$5,893 per sqm of building

5/48 Browns Plains Road, Browns Plains

Sale Price: \$12,100,000

Bidders: Six

Buyer: Rural investor

Tenant: Officeworks

Lease: Further 3 years plus options

663A Pine Ridge Road, Biggera Waters

Sale Price: \$2,950,000

Bidders: 13

Seller: Brisbane family (same vendor as 3 Paul Court, Jimboomba)

Buyer: Local developer

2/183 Currumburra Road, Ashmore

Sale price: \$900,000

Bidders: 6

Building Rate: \$5,389/m2

Campaign: 11 inspections, 38 enquiries, three offers

Generational Hobart CBD development site hits the market



RWC Tasmania has unveiled what is being described as the most significant Hobart CBD development opportunity to come to market in nearly two decades, presenting investors and developers with a rare chance to shape the next chapter of the city's skyline.

Comprising 67 Liverpool Street, 1/69 Liverpool Street and 2/54 Bathurst Street, the landmark aggregation spans approximately 2,041sqm and represents the largest strategic landholding offered in Hobart's CBD since the sale of the former Myer site in 2009. Located behind the preserved façade of the historic Brunswick Hotel - a much-loved Hobart institution tragically destroyed by fire in July 2021 - the site occupies a prime position within the city's main commercial and retail corridor.

"This is a once-in-a-generation opportunity," Hayden Peck

from RWC Tasmania said. "Opportunities of this scale, in this location, with this level of preparatory work already completed, simply do not come around in Hobart."

The property is situated within the Central Precinct of the Central Hobart Plan, a recently endorsed planning framework that supports mixed-use development with a recommended maximum building height of up to 60 metres, offering significant flexibility for future development outcomes.

The site is already primed for immediate high-density development, underpinned by extensive due diligence, including investigations supporting a 250-plus key hotel scheme. Fronting one of Hobart's busiest thoroughfares, it benefits from exceptional pedestrian exposure and connectivity, and is within walking distance of the Royal Hobart Hospital, civic and legal

precincts, major retail destinations and the waterfront.

Long-term demand drivers further strengthen the opportunity. Hobart is already facing a material shortage of hotel accommodation, and the approval of the Macquarie Point Stadium is expected to significantly accelerate demand for hotel, residential and commercial space in the surrounding area. The site is located less than a 900-metre walk from Macquarie Point, placing it squarely within this emerging growth corridor.

"This offering arrives at a pivotal moment for Hobart," said Matthew Wallace from RWC Tasmania. "As the city continues to evolve into a nationally and internationally recognised destination for tourism, events and business, developments of genuine scale will play a critical role in shaping its future."

The scale and scarcity of the landholding places it firmly in historic context for the Tasmanian capital. The last comparable transaction was the former Myer site, now home to the Crowne Plaza, which sold in 2009 for \$16.1 million. More recent transactions, including the Mövenpick Hotel site at 28-32 Elizabeth Street, which achieved \$7,736 per square metre in 2017, further highlight the increasing scarcity value of large, scalable CBD sites.

"This is a generational asset," Mr Wallace said. "A blank canvas in the heart of the city, offering the perfect foundation for a truly landmark development."

Wanneroo Markets sold for \$9.25 million in major WA transaction

The iconic Wanneroo Markets, located at 33 Prindiville Drive, Wangara, has been sold for \$9.25 million following a highly competitive national campaign conducted by RWC WA. The landmark variety market asset occupies a substantial 22,955sqm freehold landholding, zoned Special Use, within a tightly held inner light industrial precinct. The operation has approximately 100 stalls with 2,985sqm of net lettable area, and around 350 car bays.

The sale price reflects \$403/sqm on land area, and 8.81%pa on the static net income.

The sale was negotiated by Michael Milne and Brett Wilkins of RWC (WA) following a national EOI / Offers Invited campaign, which generated significant interest from local, interstate and offshore buyers.

“Buyer interest was strong throughout the campaign, particularly given that variety markets are a niche asset class,” said Michael Milne, senior advisor of capital markets at RWC WA. “The asset came with a proven income stream combined with the significant land content.”

The property was ultimately secured by a Sydney-based private investment syndicate, led by Western Sydney businessman Michael Veng, after initially being placed under contract to local buyers who were unable to complete.

“We had competing buyer interest from the outset, including investor groups, occupiers and developers,” Mr Milne said. “The successful



buyer is an experienced syndicate with a background in variety markets, who intend to continue and further improve the existing Wanneroo Markets operation.”

The vendors were a local private family syndicate, led by prominent Western Australian property investor and developer Martin Steens of DMG Property, who held the asset for 24 years, having acquired it in 2001.

Mr Wilkins, director of capital markets at RWC WA, said the transaction highlights the growing appetite from eastern states capital seeking yield and long-term growth in Western Australia.

“This sale demonstrates the depth of enquiry we are seeing from eastern states and overseas buyers attracted to Perth’s market fundamentals,” Mr Wilkins said.

“Astute investor and developer capital has clearly identified the Perth commercial property market as offering compelling value and a strong growth trajectory.”

Mr Milne added that variety markets remain a specialised investment category. “This is not a passive asset class,” he said. “It appeals to experienced investors with intensive management capability and a clear strategic vision for the future of the operation.”

The transaction further reinforces RWC WA position as a market leader in complex, income-producing commercial assets across Western Australia.

Why 2026 could be another bumper year for student housing investment



VANESSA RADER
Ray White Head of Research

Australia's purpose-built student accommodation sector experienced a surge in investment activity during 2025, with transaction volumes exceeding \$1.88 billion as offshore investor groups sought exposure to what has become an increasingly attractive institutional-grade asset class. The momentum has continued into 2026, with Centurion Accommodation REIT's \$345 million acquisition of the state-of-the-art EPIISOD Macquarie Park facility at a record \$471,000 per bed setting new benchmarks in value as universities prepare for the commencement of the academic year.

The appeal is obvious. International student enrolments have reached record levels, exceeding 1.09 million students in 2024, representing a 15 per cent increase from pre-pandemic levels. The latest data through October 2025 shows total international student numbers sitting at just over one million across all education sectors. This strong demand is occurring during broader housing market pressures and creates a compelling investment case for groups experienced in operating student accommodation assets in other mature markets.

What makes this particularly interesting for offshore buyers is that Australia's purpose-built student housing stock currently offers only around 90,000 beds across the privately owned and managed sector, with approximately 134,000 student-only beds when including on-campus and college accommodation. When you consider there are more than 1.6 million students enrolled in Australian universities annually,



the supply-demand imbalance becomes obvious. It's this fundamental undersupply that continues to attract capital from North American, European and Asian institutional funds looking to leverage their operational expertise in a market that remains relatively underdeveloped compared to the United Kingdom or United States.

This scarcity has driven transaction pricing to new heights. Cap rates have compressed to as low as 4.75 per cent in Sydney, though this tightening is starting to ease, with rates typically ranging from sub-5.0 per cent in prime Sydney and Melbourne locations to around 6.75 per cent in emerging markets. Recent large portfolio deals have settled around the 5.0 to 5.5 per cent mark, demonstrating investor confidence in the sector's fundamentals despite broader economic uncertainties. Average pricing per bed has climbed considerably, with the Centurion transaction's \$471,000 per bed well above Sydney's typical range of \$325,000 to \$388,000 per bed.

Singaporean investor groups continue to be particularly active in the sector, with sovereign wealth connections and real estate investment trusts deploying significant

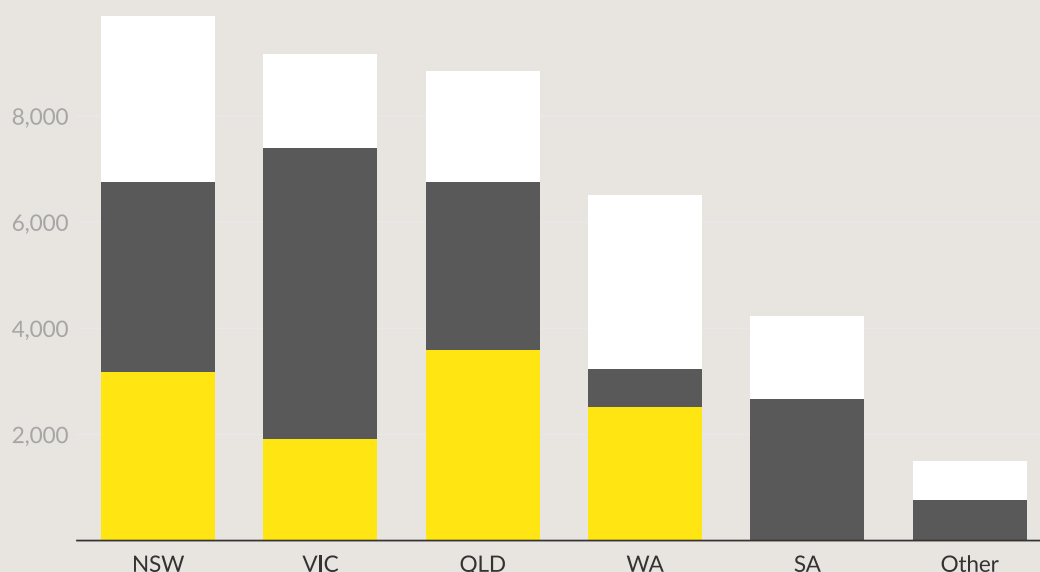
capital into Australian student housing throughout 2025. European pension funds have also increased their allocations, viewing the asset class as offering defensive characteristics with counter-cyclical performance during periods of economic uncertainty. The relative immaturity of Australia's student housing market compared to other developed nations creates an attractive entry point for these experienced offshore groups who understand the operational nuances of managing purpose-built accommodation.

The development pipeline has expanded significantly in response to this capital influx, with the latest Urbis Student Accommodation Benchmarks showing 40,000 beds now in various stages of development across the country. This represents an increase from 36,000 beds recorded in early 2025, driven in part by the Australian Government's policy linking university international student visa allocations with demonstrated commitments to increase student accommodation access. Of this pipeline, around 11,200 beds are under construction, 16,400 have development approval, and 12,500 are in the development application phase.

Australia's PBSA pipeline

No. beds

Construction Approval Application

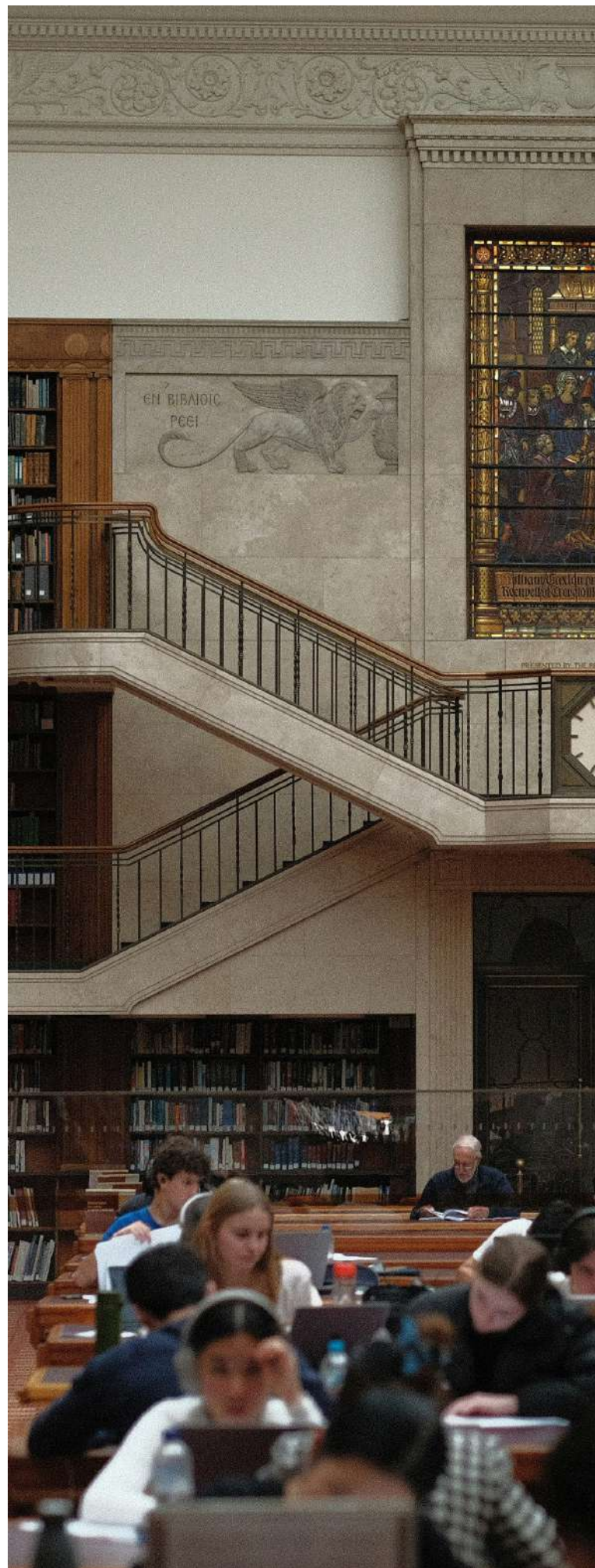


Source: Urbis Student Accommodation Benchmarks, November 2025

New South Wales leads the development pipeline with 9,900 beds, while Victoria follows with 9,200 beds, though the bulk of Victoria's pipeline remains in approval or application stages. Queensland has emerged as an increasingly competitive market, with 8,800 beds in the pipeline and Brisbane experiencing notable growth in both student numbers and investment activity. South Australia has seen a notable surge, with 2,600 approvals in inner Adelaide alone last quarter bringing the state's pipeline to 4,200 beds. Perth has also experienced increased development interest, with 6,500 beds now in the pipeline, reflecting Western Australia's more investment-friendly policy settings.

The composition of international students arriving in Australia has shifted noticeably over recent years, further supporting investment demand. India has emerged as the fastest-growing source market, while traditional contributors like China remain significant but have plateaued somewhat. Southeast Asian nations including Vietnam, Malaysia and Indonesia have shown substantial growth, influenced partly by Australia's geographic proximity and perceived political stability relative to alternatives. Recent shifts in United States immigration policy have accelerated interest from students who might previously have favoured American institutions, redirecting flows toward Australia's universities which continue to climb in global rankings across multiple disciplines.

The policy environment has evolved to support continued growth. The Australian Government's shift to "high priority" and "standard priority" visa categories replaced earlier attempts to cap student numbers and has maintained strong enrolment flows while directing students toward regional and smaller universities. This is gradually reshaping the geographic distribution of international students across the country, creating opportunities in markets beyond the traditional Sydney and Melbourne dominance.





Understanding what students actually want from purpose-built accommodation has become increasingly important as the market matures and competition for assets intensifies. International research across major student markets indicates clear preferences that influence investment decisions. Affordability consistently emerges as the primary consideration, followed closely by proximity to campus. Students generally favour single rooms with shared amenities where financially viable, though double rooms remain popular due to cost considerations. Essential features include reliable internet connectivity, laundry facilities and robust security measures. Kitchen facilities rate particularly highly among international students who value the ability to prepare meals aligned with their cultural preferences. Privacy has emerged as a critical factor in accommodation design, though this needs balancing with communal spaces that foster social interaction and help combat isolation.

The sector's growth trajectory appears set to continue, with approximately 7,500 completions projected for 2027 indicating strong momentum in the years ahead. Even with this new supply, the fundamental mismatch between student-suitable housing and the growing student population will likely persist, continuing to drive investor interest in the sector. The sector's appeal extends well beyond the international student narrative, with many providers reporting more than 50 per cent domestic student occupancy as the broader housing affordability crisis pushes local students toward purpose-built options. As Australia's universities maintain their upward trajectory in global rankings and international student numbers remain strong, the purpose-built student accommodation market appears well-positioned to attract further institutional capital throughout 2026 and beyond. The combination of government policy support, undersupplied markets and defensive investment characteristics makes Australian student housing an increasingly compelling proposition for global institutional investors seeking stable returns in specialised residential assets.

The lease clauses shaping commercial property performance in today's market



LETEICHA WILSON
RWC Property Management Specialist

In today's commercial property market, the strength of an investment is no longer defined solely by location or tenant covenant, but increasingly by the detail contained within the lease itself. Rising operating costs, evolving tenant expectations and ongoing insurance pressures mean many legacy leases written several years ago may no longer provide the level of protection or flexibility landlords require in 2026. A proactive review of key clauses can play a critical role in protecting net income, reducing disputes and ultimately future-proofing an asset.

Make-good provisions remain one of the most common sources of conflict at lease expiry, particularly where expectations around reinstatement are vague, inconsistent or open to interpretation. Without clear drafting, landlords can be left funding significant refurbishment costs that should otherwise sit with the tenant. Similarly, rent review mechanisms deserve careful consideration in the current environment. While fixed annual increases offer certainty, CPI-linked reviews are increasingly viewed as a more effective way of preserving real income during inflationary cycles. The most appropriate structure will depend on the asset, tenant profile and broader investment strategy, but inaction in this area can materially impact long-term returns.

Demolition, redevelopment and relocation rights are also becoming more important as asset repositioning, adaptive reuse and urban infill opportunities accelerate across many markets. Poorly drafted or outdated

clauses can restrict a landlord's ability to respond to changing highest-and-best-use scenarios, potentially delaying strategic projects for years. Ensuring these provisions are both commercially practical and legally robust is essential for maintaining flexibility over the life of the investment.

Insurance and outgoing recoverability has sharpened into focus as premiums continue to rise across multiple asset classes. Even minor inconsistencies between lease wording and policy structures can quietly erode returns over time, particularly within multi-tenanted properties where recovery methodologies must be precise. This is why many sophisticated investors are shifting away from passive lease administration toward more active lease auditing, standardised documentation and closer alignment between lease structure and long-term asset planning.

In a market where performance is increasingly shaped by detail rather than broad fundamentals alone, well-constructed leases are far more than legal formalities, they are critical financial instruments. Taking the time to review, refine and strengthen lease provisions today can significantly reduce risk exposure, improve income resilience and position a commercial asset for stronger, more stable performance in the years ahead.

Assets under management

RWC manages properties across all asset classes right across Australia. Take a look at some of our top managements from across the nation. RWC will have a management specialist located right near your property, so enquire with us today.

CONTACT HERE



RWC BALLARAT

BALLARAT, VIC

The Colonial Motor Inn stands as a cornerstone hospitality asset within the regional portfolio, offering a strategic blend of high-occupancy accommodation and prime roadside exposure. Under dedicated management, the property continues to deliver robust commercial returns through its versatile site layout and well-maintained facility infrastructure.



RWC SOUTHWEST

EIGHT MILE PLAINS, QLD

Dual Eight Mile Plains asset comprising of two lots totalling 3,054sqm of office and warehouse leased to a single tenant on a long term lease.



RWC GLEN WAVERLEY

DANDENONG, VIC

The ultimate medical headquarters: An A-grade landmark featuring 12 premium consulting suites and 33 onsite car parks, strategically positioned just steps from Dandenong Hospital.

QLD



18-20 Moreton Bay Road,
Capalaba, 4157

High-exposure investment with income security and future potential

2,810m²* 'Mixed Use' site with excellent exposure

1,181m²* NLA across three tenancies

Secure long-term lease to Hoppy's Car Wash

Remaining spaces leased on monthly terms

Estimated income \$262,000 PA with reversionary upside

Excellent rear access for easy customer and tenant flow

Benefit from future rental uplift and capital values

Expressions Of Interest



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Alex Sinclair
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RWC Bayside
raywhitecommercial.com



*Approx

41-43 Wynyard Street,
Cleveland, 4163

High-exposure freestanding asset in the heart of the Cleveland CBD

645m²* nett lettable area

1,614m²* prominent town centre landholding

Nett income approx. \$344,310 PA (after land tax)

Currently 3 tenancies with potential to expand to 5

Principal Centre zoning - up to 26m height[^] (STCA)

Established medical and professional hub

Long-term development and intensification potential

Expressions Of Interest
Closing Tuesday 17 March, 4pm



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Alex Sinclair
0487 183 573
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RWC Bayside
raywhitecommercial.com



*Approx [^]Subject to Approval

3/26-34 Weippin Street,
Cleveland, 4163

Highly functional purpose- built food processing facility

433m²* food processing & cold storage facility

Low and medium-temperature cool rooms

Dedicated kitchen, prep and packaging areas

Power upgrades and grease trap connectivity

Access via a container-height roller door

Secure gated complex, excellent truck manoeuvrability

4x exclusive-use car parks

Expressions Of Interest
Closing Wednesday 4 March



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RWC Bayside
raywhitecommercial.com



*Approx

1/2 Aplin Street,
Cairns City, 4870

Blue-Chip Multi Retail Investment Anchored in Cairns CBD

Total N.L.A: 484m2*

Uncapped annual CPI rent reviews

Anchored by BWS and GoodFoods Supermarket

Estimated total net income of \$284,873 p.a.* (+ GST)

Modern construction with low capital expenditure

Prime street frontage with heavy foot traffic

Perfectly positioned for long-term capital growth

Online Auction

Thursday, 19 March at 11:30am



Emilio Ciavarella

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RWC Burleigh Group

raywhitecommercial.com



*Approx

6 Rina Court,
Varsity Lakes, 4227

Industrial Freehold – Vacant Possession

Significant 1,450sqm* site with strong underlying land

Spacious 447sqm* warehouse with multiple roller doors

Excellent hardstand and access, fully perimeter fenced

Office with light-filled showroom and amenities

Redevelopment potential with strong upside

Vacant possession available immediately

Online Auction
Thursday, 19 March at 11:30am



Emilio Ciavarella
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RWC Burleigh Group
raywhitecommercial.com



*Approx

21-23 Carnaby Street,
Maroochydore, 4558

Premier government- anchored office investment | Maroochydore CBD

Fully leased multi-level freehold office building

Net Income: Circa \$765,000pa.* | WALE: 4.15 years

Strong government and institutional tenant profile

Fixed and CPI annual rental reviews

NLA: 1,930m²* | GFL: 2,053m²* | Site Area: 1,761m²*

67 car parks, additional bike facilities

Principal Centre zoning | Potential future uplift

Sale



Tallon Pamerter
0414 361 901

Josh Harris
0452 604 478

Paul Butler
0418 780 333

RWC Noosa & Sunshine Coast
raywhitecommercial.com



*Approx. Outline indicative only.

Units 4, 5 & 6/6 Rene Street,
Noosaville, 4566

Strata industrial investments – tenanted & vacant

Available individually or in one line

Units 4 & 5: Tenanted investments (established 20-year local business)

Unit 6: Vacant clear span warehouse, owner-occupy or invest

Sizes from 124m²* to 210m²*

Quality warehouse/showroom configurations

Solar, air-conditioned showroom & internal amenities

Prime Noosa industrial precinct location

Sale
Contact Agents



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RWC Noosa & Sunshine Coast
raywhitecommercial.com



*Approx. Outline indicative only.

256 Nicklin Way & 21 Technology Drive,
Warana, 4575

High exposure property on multiple titles

5,533m²* land across two titles

Proposed Mixed Use zoning - 6 storeys/22m (STCA)

Nicklin Way frontage - 45,000+ vehicles per day*

Significant current net rental income with upside

1,400m²* office building + 1,000m²* warehouse

Flexible lease arrangements in place

Beachside location near major retail & hospital

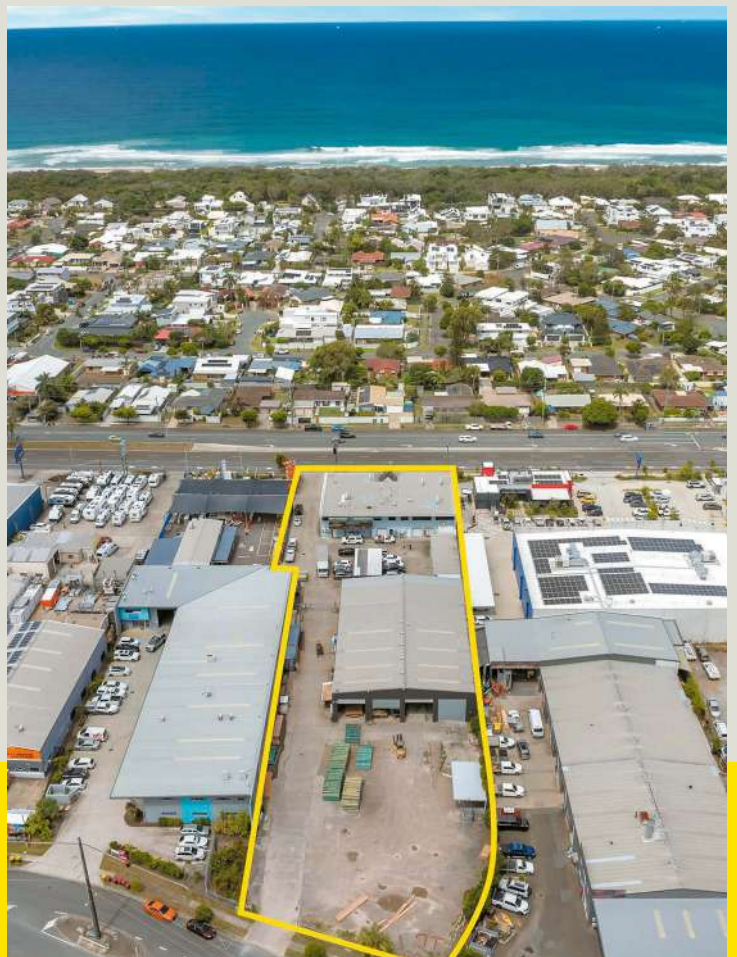
Sale
Contact Agent



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Adam Morley
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adam.morley@raywhite.com

RWC Noosa & Sunshine Coast
raywhitecommercial.com



*Approx. Outline indicative only.

29 Millers Road,
Eight Mile Plains, 4113

DA Approved Childcare or The Ultimate LMR2 Play

2,184m²* vacant land

DA-approved 65-place childcare centre

Expansion potential to 80 places (STCA)

Zoned Low Medium Residential 2

Minutes from Eight Mile Plains Satellite Hospital

Easy Access to Pacific and Gateway Motorways

Auction

In-Room at The Glen Hotel
25/03/26 @6pm



Grant Turner

0457766812

grant.turner@raywhite.com

Mukhtaar Hashim

0433364786

mukhtaar.h@raywhite.com

RWC CSR

raywhitecommercial.com



56/1 Arbour Avenue,
Robina, 4226

Lease
Contact Agent

Modern Office Space – Robina

100m² modern office tenancy

Street front position with excellent exposure

Multiple offices plus reception & waiting area

Kitchen and lunchroom facilities

New flooring

Located in Robina's business hub

Ample on street parking



Blake Cooper
0406 117 538
blake.cooper@raywhite.com

RWC Robina
raywhitecommercial.com



41-45 Heron Avenue,
Mermaid Beach, 4218

1,306m²* Mermaid Beach – Premium Beachside Motel

Significant land holding: 1,306m²* (3 adjoining lots)

14 rooms, 3 bed manager's unit, reception and pool

Motel has undergone substantial recent renovations

Opportunity for height uplift and increased density[^]

200m* to beachfront and Albatross & Hedges Avenue's

Blue chip location

Expressions Of Interest
Closing Tue 10 Mar 2026 4pm
(AEST)

Matthew Fritzsche
0410 435 891
matthew.f@raywhite.com

Chris Czernik-Wojcicki
0413 481 971
chris.cw@raywhite.com

RW Special Projects Queensland
raywhitecommercial.com



Outline and Locations Indicative Only
*Approx ^Subject to Council Approval

93 Mort Street,
Toowoomba City, 4350

The Silverstream Brewery: Landmark freehold with scale, character and potential

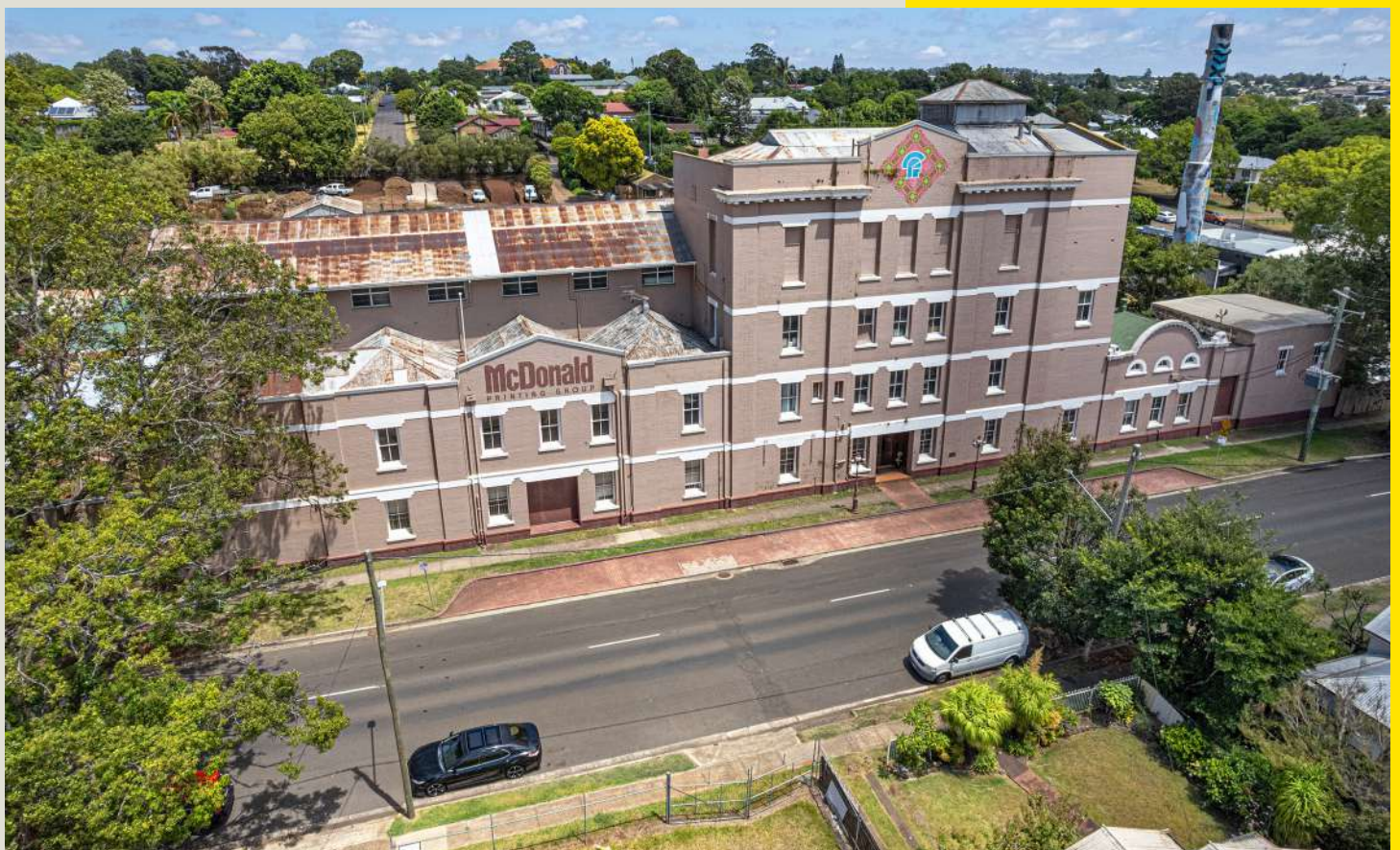
- Substantial 6,421sqm* freehold site with wide frontage and excellent access in Toowoomba's inner north
- Iconic heritage brewery buildings dating back to 1881, offering a unique architectural identity
- Zoned Mixed Use, supporting a range of commercial, industrial and adaptive reuse developments^
- Strategic location just minutes from Toowoomba CBD, within an emerging growth corridor
- Expansive street presence and access from Mort Street, enhancing visibility and integration into future precinct planning
- Character and authenticity that cannot be replicated - ideal for hospitality, cultural or destination-led concepts
- Clear land title and long-held ownership, presenting a clean acquisition path for developers or investors

Expressions Of Interest
Land Area: 6,421 square metres*



Brian Doyle
0434 551 628
brian.doyle@raywhite.com

RWC Toowoomba
raywhitecommercial.com



*Approx ^Subject to Council Approval

4 Guara Grove,
Pimpama, 4209

Flagship Site – Fully Approved Development

Fully approved Mixed-Use opportunity

13 Strata units strategically configured

46 Car spaces allocated

Adjacent to Ormeau Train Station

Will be sold on or before auction

Auction

Thursday, 19 March at 11am
CBD 33, 33 Scarborough Street,
Southport



Stirling McInnes

0481 303 783
stirling.mcinnnes@raywhite.com

Gregory Bell

0414 380 555
greg.bell@raywhite.com

RWC Gold Coast

raywhitecommercial.com



*Approx. Outline indicative only.

191-207 Long Road,
Tamborine Mountain, 4272

Sale by Negotiation - Mount Tamborine Minor Tourism Opportunity

Triple-Lot Strategic Amalgamation | Zoned Minor
Tourism | DA Approved for Expansion

An extraordinary opportunity to acquire a significant 4.69-hectare* landholding in the heart of the Gold Coast Hinterland's premier tourism precinct. Bordered by pristine National Park and located within walking distance to the iconic Gallery Walk, this three-property amalgamation offers a rare blend of immediate holding income, functional industrial/commercial infrastructure, and DA-approved future upside.

Zoned specifically for Minor Tourism, the site is perfectly positioned to be transformed.

Expressions Of Interest



Sid Arora
0469831089
sid.arora@raywhite.com

RWC Queensland
raywhitecommercial.com



111-119 Wongawallan Drive,
Yarrabilba, 4207

Westpoint by Natgen

Units range from 154 - 430 sqm

Total site area: 4,166 sqm

Units Include:

A/C mezzanine with hybrid timber floors

Designer bathroom, Kitchenette, Epoxy ground floor

3 Phase Power

Guaranteed 6% Net Rental Return on offer

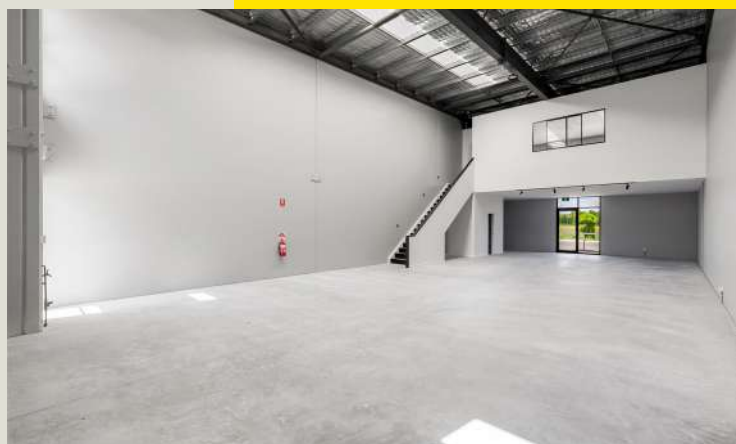
Sale



Jaems Balfour
0411 404 249
j.balfour@raywhite.com

Lachie Hale
0414 911 099
lachie.hale@raywhite.com

RWC Southwest
raywhitecommercial.com



6-8 Bowen Street,
Slacks Creek, 4127

High Growth Industrial Precinct

Size Range: 119SQM* to 297sqm*

Designated HRV Parking

3-Phase Power Available

Container Height Electric Roller Door

Designated Container Set-down Area

Secure Gated Estate

Kitchenette and Toilets in Each Unit

Expressions Of Interest
Contact Agent for Details



Isaac Sarra
0426 880 193
isaac.sarra@raywhite.com

Neal Orpin
0484 550 876
neal.orpin@raywhite.com

RWC Collective
raywhitecommercial.com



*Approx

155 Hugh Street,
Currajong QLD, 4812

Government grade office complex – 100% leased

Net income \$221,165

Lettable area 1,066sqm on 2,662sqm lot

35 on-site car spaces

Configured as 3 tenancies

Single-level, masonry block construction

Disability access throughout

Extensive renovation recently completed

Sale
\$3,400,000



Troy Townsend
0407 213 887
troy.townsend@raywhite.com

Stacie Stockham
0474 419 166
stacie.stockham@raywhite.com

RWC Townsville
raywhitecommercial.com



*Approx. Outline indicative only.

82 Leicester Street,
Coorparoo, 4151

Modern Brisbane Retail Centre

Fully leased 404sqm* retail centre

2023 build providing strong depreciation benefits

Secure 4.02 Year WALE

983sqm* inner-Brisbane landholding

Landlord favourable 4% annual reviews

Net Income of \$237,563 + GST p.a.

Sale



Pablo Routledge
0422 168 067
proutledge@raywhite.com

Lachlan O'Keeffe
0413 464 137
lokeeffe@raywhite.com

RWC Retail
raywhitecommercial.com



356 Middle Road,
Greenbank, 4124

Fuel and convenience centre with vacant land to develop

- 4 Tenants with long term leases
- Strong WALE - 5.41 Years
- Current net income - \$455,618.51 PA
- Projected additional income - \$145,000* PA Net
- Vacant land - 1,193m² - 10 Year HOA signed with NT
- Total expected income of \$620,000* PA Net
- Current building area - 377m²
- Land area - 4,588m²
- Anchored by Metro Petroleum with over 300 Metro Service Stations Australia wide
- Metro Petroleum has one of the largest independent service station networks in Australia
- 13,000 Approximate daily passing traffic
- Strategically located in Greenbank high growth area

Sale
Contact Agent



Aldo Bevacqua
0412 784 977
aldo.bevacqua@raywhite.com

Jett Bevacqua
0450 005 810
jett.bevacqua@raywhite.com

RWC Springwood
raywhitecommercial.com



4/368 Earnshaw Road,
Banyo, 4014

First class office and warehouse facility in the heart of Banyo

746sqm corporate office and warehouse facility

330sqm warehouse component with excellent internal

416sqm A-grade office component situated over two

Clear span warehouse with 9.55 m clearance

Access via a container-height roller door

9 exclusive car park bays

On-site café with excellent surrounding amenity

Lease
Contact agent



Stephen Ferguson
0412 803 244
stephen.ferguson@raywhite.com

Oscar Woodhouse
0408 300 576
oscar.woodhouse@raywhite.com

RWC Milton
raywhitecommercial.com



20/17 Cairns Street,
Loganholme, 4129

Modern 366sqm* Tenanted Industrial Investment

220sqm* high bay climate controlled warehouse

146sqm* airconditioned office space over two levels

Electric container height roller door, dispatch office

Upgraded 3 phase power & epoxy sealed floor

Bathroom on each level - one with a shower

Leased to Rogue Print & Mail Pty Ltd until 30/06/2030

Four exclusive use car spaces

Sale
Contact Agent



Jared Doyle
0408 160 570
jared.doyle@raywhite.com

Jack Gwyn
0424 807 166
jack.gwyn@raywhite.com

RWC Gateway
raywhitecommercial.com



*Approx

251 Oxley Avenue,
Margate, 4019

Freehold Investment with New 3 Year Lease

- Single tenant on new full net income lease
- Freestanding office
- 710m²* NLA across two levels
- 809m²* Centre-zoned freehold site
- High exposure Oxley Avenue frontage
- Council upgraded stormwater infrastructure
- Secure onsite parking

Offers To Purchase



Omar Elsayed
0423 865 441
omar.elsayed@raywhite.com
Aaron Canavan
0447 744 948
aaron.canavan@raywhite.com

RWC Northern Corridor Group - Brendale Location
raywhitecommercial.com



*Approx

39 Marine Parade,
Redcliffe, 4020

Premium Waterfront Development Site

- 1,351m²* allotment
- General Residential Zoning
- Building Height Limit up to 27m (scope to increase STCA)
- Two street frontages
- Premium Marine Parade position
- Strong residential growth location
- Short-term holding income

Offers To Purchase
Closing Thurs 5 March,
4pm



Aaron Canavan
0447 744 948
Omar Elsayed
0423 865 441
James Hanley
0408 999 755

RWC Northern Corridor Group - Brendale Location
raywhitecommercial.com



2/87 Lake Street,
Cairns City, 4870

Commercial Investors – Cairns CBD

Secure a boutique commercial property in the heart of Cairns CBD. Directly opposite Woolworths, major banks, surrounded by prominent hotels and long-established local businesses, this high-visibility location benefits from constant traffic and strong commercial appeal. Reliable, affordable, built for long-term performance - a true set-and-forget investment.

Investment Highlights:

- Tenant: Long-established (proven operator)
- New Lease already signed
- Presentation exceptional
- Lot Area: 67m² (approx.)
- Zoning: Central Business
- Parking: x1 onsite
- Storage: 15sqm



Sale
\$260,000



Susan Doubleday
0408 038 380
susan.doubleday@raywhite.com

Grant Timmins
0422 534 044
grant.timmins@raywhite.com

RWC Cairns
raywhitecommercial.com

6/193-197 Lake Street,
Cairns City, 4870

Premium Cairns Medical Suite – Investment

An outstanding opportunity to own a bright and spacious consulting suite in a well-established and highly regarded medical facility. On the corner of Lake and Upward Streets, in the heart of Cairns' thriving medical and professional precinct - moments from both major hospitals - this property presents an ideal acquisition for investors.

- Area - 82sqm*
- Securely tenanted investment, offering immediate income
- Immaculately presented throughout
- 2 onsite secure car spaces
- Reception, 2 consultation rooms, utility room and kitchenette
- Abundant natural light, large windows with fitted blinds
- Ducted air-conditioning, climate-controlled for year-round comfort
- Lift and stair access for clients and staff
- Situated in a sought-after medical and professional hub



Sale
\$450,000



Susan Doubleday
0408 038 380
susan.doubleday@raywhite.com

RWC Cairns
raywhitecommercial.com

NSW | ACT



Warehouse 49/42 - 46 Wattle Road,
Brookvale, 2100

Sold
Sold prior to auction

Prime warehouse opportunity

Net Lettable Area | 197 sqm*

Warehouse and Office Mezzanine

Owner Occupier or Investment Opportunity

Current Tenant on Monthly Holdover

Estimated Gross Income of \$75,000 per annum + GST*



Logan Grisaffe
0403 916 433
logan.grisaffe@raywhite.com

Max Stephens
0429 500 156
max.stephens@raywhite.com

RWC Sydney North
raywhitecommercial.com



*Approx

Suites 203 & 208/506 Miller Street,
Camberay, 2062

Office for sale in the hub of Camberay

Net Lettable Area | 128 sqm*

1 x Secure Car Space

Estimated Gross Income of \$65,000 per annum + GST

Large open plan configuration

Located in Cammeray's vibrant hub

Sale
Private treaty



Logan Grisaffe
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logan.grisaffe@raywhite.com

Max Stephens
0429 500 156
max.stephens@raywhite.com

RWC Sydney North
raywhitecommercial.com



*Approx

133 Holt Avenue,
Cremorne, 2090

Impeccable commercial investment

Ground Floor Office - 253 sqm*

End of Trip + Bathroom Facilities - 56 sqm*

Basement Storage - 30 sqm* + 11x Secure Car Spaces

Courtyard Area and Gardens - 205 sqm*

Net Income - \$240,200 per annum + GST*

5 year lease + 3 x 5 year options commencing 1 Feb 26

100% Recoverable Outgoings

Auction

10 March 2026

10:30am

Auctionworks - 50 Margaret
Street, Sydney



Scott Stephens

0434 341 001

scott.stephens@raywhite.com

Logan Grisaffe

0403 916 433

logan.grisaffe@raywhite.com

RWC Sydney North

raywhitecommercial.com



*Approx

Suite 203/24 Falcon Street,
Crows Nest, 2065

Exceptionally placed suite in Crows Nest

127 sqm*

Secure Double Car Space

Open plan layout with 4x offices

Estimated Gross Income of \$65,000 per annum + GST*

200m* to Crows Nest Woolworths

400m* to the Crows Nest metro

Sale
Private treaty



Logan Grisaffe
0403 916 433
logan.grisaffe@raywhite.com

Max Stephens
0429 500 156
max.stephens@raywhite.com

RWC Sydney North
raywhitecommercial.com



*Approx

Shop 4/4-8 Waters Road,
Neutral Bay, 2089

Investment opportunity to established food operator

Net Lettable Area | 42 sqm*

1x Car Space

Net Income of \$75,573 per annum + GST*

Currently tenanted by Ken-Chan Curry on a 5-year lease

Easily accessible via public transport

Prime location in the Heart of Neutral Bay

Auction

Tuesday 17 March 2026

Auctionworks

50 Margaret Street Sydney



Logan Grisaffe

0403 916 433

logan.grisaffe@raywhite.com

Max Stephens

0429 500 156

max.stephens@raywhite.com

RWC Sydney North

raywhitecommercial.com



*Approx

Lot 101/36 Showground Road,
Gosford, 2250

Blue chip CBD childcare investment opportunity

Premier asset in epicentre of Gosford CBD

Net income \$327,000pa + outgoings + GST

Strategically located next to Gosford Hospital

Secure 10 + 10 + 10 year lease, commenced 2020

Leased to The Elms Early Learning Centre

Licensed for 83 children places

Expressions Of Interest



Brad Rogers
0459 921 122
brad.rogers@raywhite.com

RWC Central Coast
raywhitecommercial.com



10 Burnet Road,
Warnervale, 2259

Blue chip industrial investment opportunity

Blue chip logistics and cold storage facility

Net income: \$520,000pa + outgoings + GST

Brand new 5 + 5 year lease to Exodas Pty Ltd

Annual CPI increases

Ideally located adjacent to M1 motorway

Expressions Of Interest



Brad Rogers
0459 921 122
brad.rogers@raywhite.com

RWC Central Coast
raywhitecommercial.com



146-148 Liverpool Road,
Enfield, 2136

Repositioned for immediate sale: fully leased freehold investment

Newly renovated and securely leased

Ground floor leased on new 10-year lease (Dec 2025)

Supported by dual first-floor apartments for income

Current Gross Passing Income of \$154,700 per annum

Land Area 279.7sqm*

Ground Floor Retail 226 sqm*

Residential Area 140 sqm*

Auction

Tuesday, 10 March 2026 at
10:30am (AEDT)
AuctionWorks, 50 Margaret
Street, Sydney NSW 2000



Samuel Hadgelias

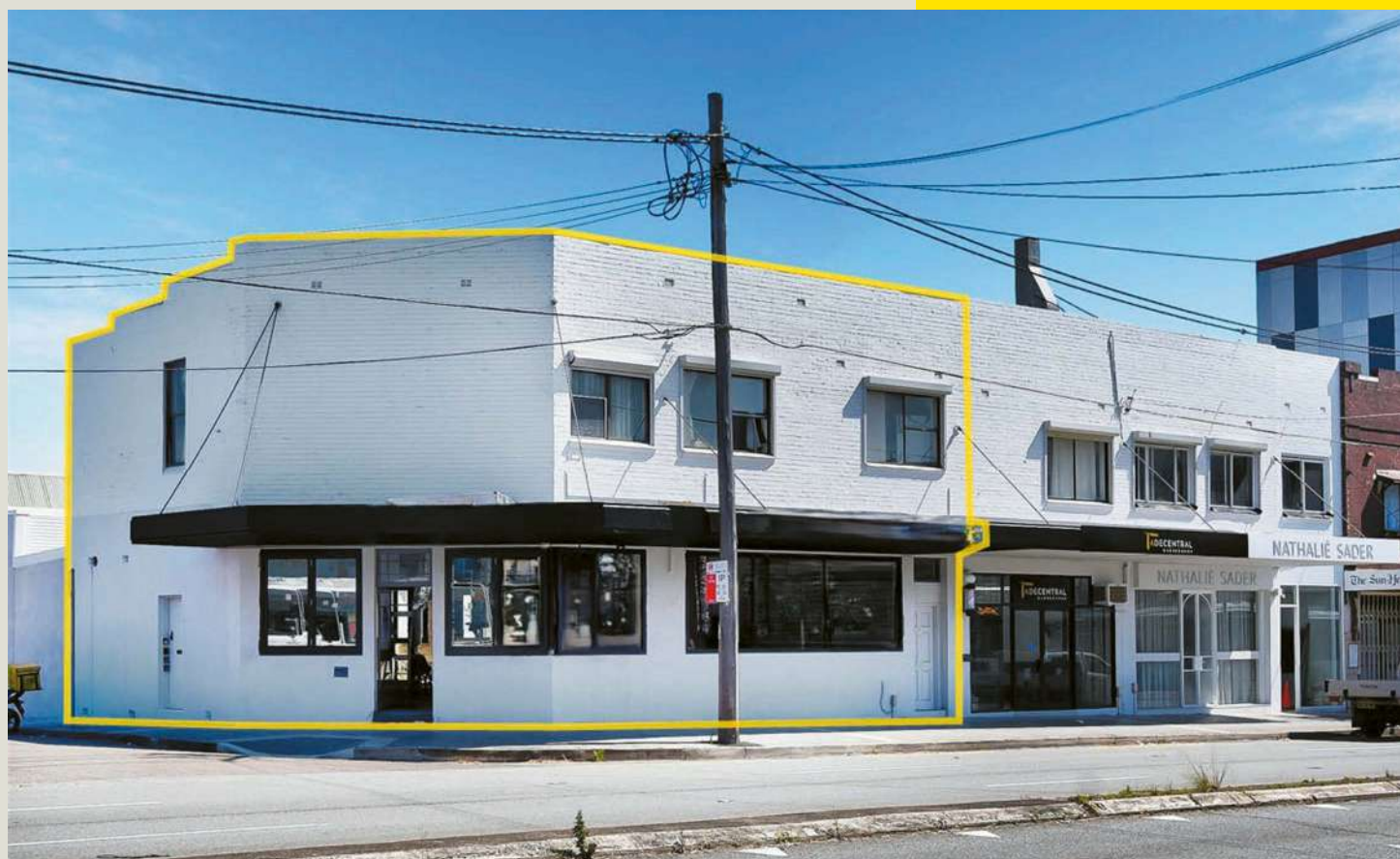
0480 010 341
shadgelias@raywhite.com

Mariia Kononets

0478 119 535
mariia.kononets@raywhite.com

RWC SC

raywhitecommercial.com



*Approx. Outline indicative only.

50 Broughton Avenue,
Tullimbar, 2527

Mortgagee in Possession | 8,245sqm – Town Centre Site – Existing DA

- Substantial 8,245sqm* corner landholding
- One of only two designated town centre sites within Tullimbar masterplan
- DA approval for tavern, function centre, serviced apartments and retail premises (including supermarket & bottle shop)
- Approved scheme includes 40 serviced apartments with reception
- FSR of 0.5:1 allowing potential GFA of approximately 4,123sqm*
- Capacity for on-grade retail configuration (STCA)
- 40 basement car parking spaces
- Strong alternative town centre development potential (STCA)
- Positioned within Shellharbour's high-growth western

Expressions Of Interest
Wednesday 25 March 2026 at
3pm



Peter Vines
0449 857 100

Victor Sheu
0412 301 582

Lisa O'Neill
0407 555 117

Matthew Anstee
0400 555 088

Raine & Horne.
Commercial

RWC Western Sydney
raywhitecommercial.com



*Approx ^Subject to Approval

40-44 Claremont Road,
Burwood Heights, 2136

Prime Inner West DA Approved Childcare Site

873sqm* of corner land holding

DA Approved 60-place childcare centre

CC imminent reducing time and approval risk

Zoned E1: Local Centre

Meticulously designed childcare facility

Amalgamated site across three separate titles

Well-serviced land with established infrastructure

Expressions Of Interest
Closing Thursday 5:00PM
12th March 2026



Kamal Silwal
0430 322 459
kamal.silwal@raywhite.com

Kristian Morris
0411 415 297
kristian.morris@raywhite.com

RWC Sydney City Fringe
raywhitecommercial.com



511 Victoria Street,
Wetherill Park, 2164

Industrial Asset Backed by Infrastructure & Growth

13,300sqm freehold landholding

6,145sqm across two buildings

Clear-span, high-clearance warehousing

8.3m internal warehouse clearance

Overhead crane to Warehouse 1

Strong income + rental reversion

Near M4, M7 & Western Sydney Airport

Expressions Of Interest
19th March 2026 (if not sold
prior)



William Gathercole
0403 618 757
william.gathercole@raywhite.com

Marcus Schraag
0431038291
marcus.schraag@raywhite.com

RWC Industrial City South
raywhitecommercial.com



59 Tantalum Street,
Beard, 2620

Sale
Auction
11am Thursday 26 March 2026



Rare Vacant Block in Beard

Beard's last remaining block for sale

893m² block with DA Approved Plans

Access to Oaks Estate Road & Canberra Avenue

Block 24 Section 2 Beard (NUZ1)

Surrounded by new tilt panel warehouses

Frank Giorgi
0403 839 822
frank.giorgi@raywhite.com

Bella Andrews
0499 719 321
bella.andrews@raywhite.com

RWC Canberra
raywhitecommercial.com



12/20 Gerrale Street,
Cronulla, 2230

'The Cecil' – Cronulla's Most Iconic Coastal Opportunity

Beneath the grand preserved façade of the original Hotel Cecil lies a rare opportunity to own a landmark piece of Cronulla's soul - a coastal icon reborn for a new generation. Now, this once in a lifetime property is available for the first time in nearly 30 years.

- 680m² prime corner retail/hospitality space* beneath the preserved façade of the original Hotel Cecil
- 565m² internal area + external seating*, offering flexible indoor/outdoor dining potential
- Prior liquor licence for 302 patrons and 19 secure on-title car spaces - an unmatched coastal asset
- Strong holding income of approx. \$326,000 p.a.* from current Snap Fitness lease (expiry 30/06/26)
- Offered in one line or as multiple lots (80-200m²*) - a rare chance to own a piece of Cronulla's history

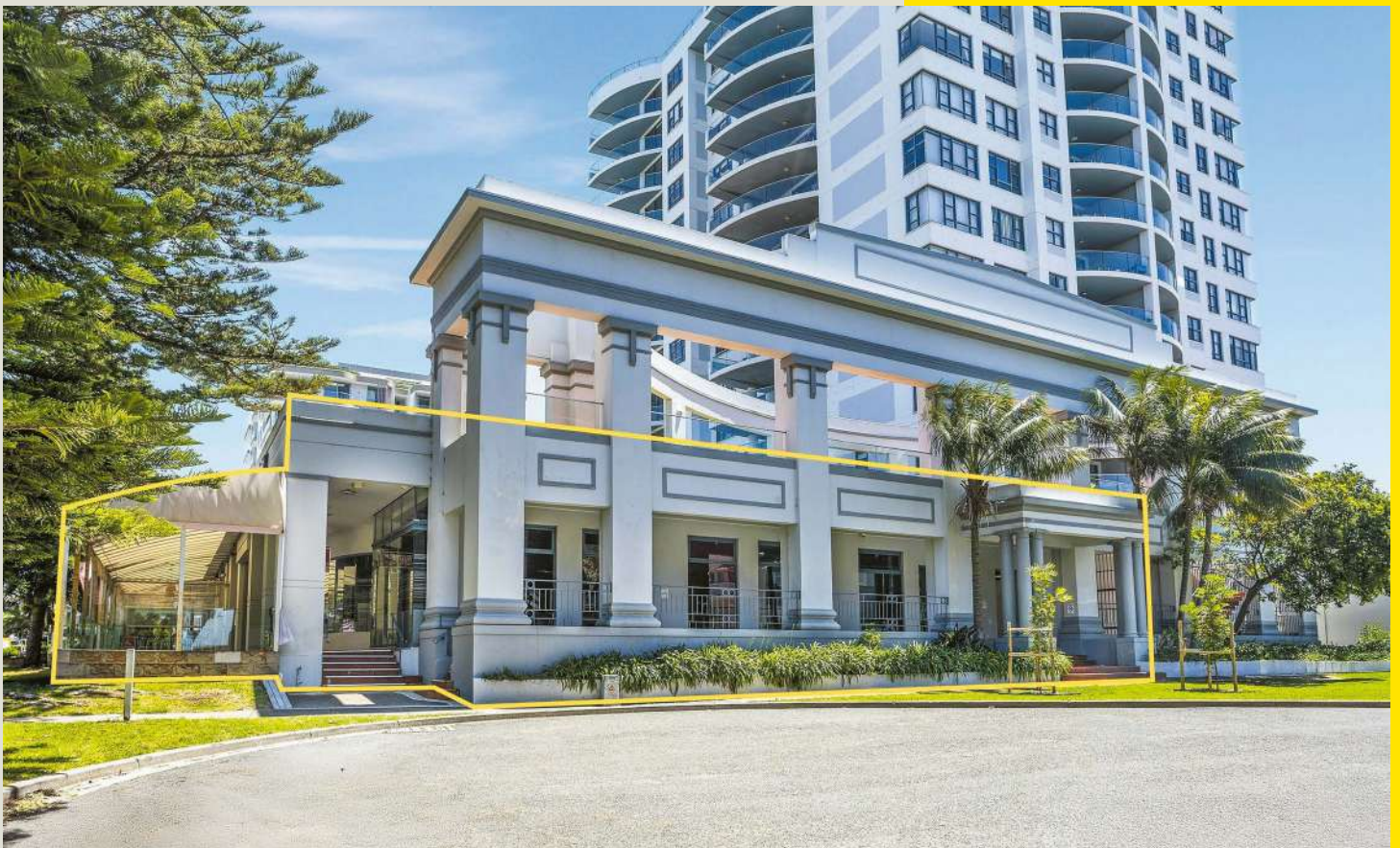
Sale
Contact Agent



Brad Lord
0439 594 121
blord@raywhite.com

Isaac Longmuir
0431 360 508
isaac.longmuir@raywhite.com

RWC Sutherland Shire
raywhitecommercial.com



*Approx

Suite 1302, 1 Castlereagh Street,
Sydney, 2000

1 Castlereagh Street

1 Castlereagh Street is a B Grade building located on the corner of Hunter and Castlereagh Streets. The NE aspect gives all floors excellent solar access. The lobby has undergone a recent refurbishment, providing a classy entrance. The basement has parking and end-of-trip facilities with showers, lockers, and bicycle racks. Energy rating.4.5 Stars, Water - 3.5 Stars

- New spec now fitout and ready to occupy
- Reception/arrival, 10p boardroom, 6pm meeting room
- 1 office, 18 workstations, kitchen/breakout
- East facing suite with great light exposure
- Reception/arrival, boardroom, 2 meeting rooms
- 2 focus rooms, 26 workstations, kitchen/breakout
- Reception/arrival, 12p boardroom, meeting rooms
- Focus rooms, 38 workstations, kitchen/breakout

Sale/Lease

Area m2: 386.7 approx
Rent \$/m2: \$1,375 Gross
Rental Per Annum Ex GST:
\$531,713 Gross
Rental Per month Ex GST:
\$44,309.42 Gross



Anthony Harris

0409 319 060
aharris@raywhite.com

Jeremy Piggin

0413 336 161
jpiggin@raywhite.com

RWC Sydney Office Leasing
raywhitecommercial.com



17 Chard Road,
Brookvale, 2100

Affordable Industrial Freehold with Huge Upside

429m² building area plus front yard parking

626m² land area

Older style low clearance factory

Long established tenancy on lease expiring November 2027

Easy access to public transport servicing the Northern Beaches

Ideal for renovators / developers looking to capitalise

Suitable owner occupiers looking for affordable accommodation



Auction
10.30am, 17th March
Auction Works,
50 Margaret Street,
Sydney



Grant Whiteman
0418 244 566
gwhiteman@raywhite.com

RWC Eastern Suburbs
raywhitecommercial.com

40 Norman Street,
Peakhurst, 2210

Affordable Industrial Investment with Huge Upside

1,543m² building area plus large side yard

2,339m² land area

Prominent 44.22m frontage to Norman Street

Off street parking

Long established tenancy on lease expiring August 2026

Ample amenities throughout

Suitable for owner occupiers looking for affordable accommodation



Auction
6.00pm, 17th March,
Cronulla RSL



Grant Whiteman
0418 244 566
gwhiteman@raywhite.com

RWC Eastern Suburbs
raywhitecommercial.com

VIC



40 Mahogany Avenue,
Frankston North, 3200

Investment Retail & Residence

Land size 185m2 / Building 145m2

New 3 Year lease (August 2025 to July 2028)

rent \$30,000 P.A + GST + Outgoings (3% P.A Market Review)

Commercial 1 Zone

Rear 2-bed dwelling/ office

Commercial 1 Zone

Auction
Thursday 9th of April at
12pm.



Ryan Trickey
0400 380 438
ryan.trickey@raywhite.com

Dillon Chambers
0422909456
dillon.chambers@raywhite.com

RWC Glen Waverley
raywhitecommercial.com



5-6/762 Toorak Rd,
Glen Iris, 3146

Health / Beauty / Dental – Fully Fitted – Ready to Trade

134m2* approx floor area

2 Treatment rooms / 4 Car Spaces

Capacity/plumbing for 3rd treatment room

Equipment negotiable as part of sale

Sale
CONTACT AGENT



Ryan Trickey
0400 380 438
ryan.trickey@raywhite.com

Dillon Chambers
0422909456
dillon.chambers@raywhite.com

RWC Glen Waverley
raywhitecommercial.com



1653 Point Nepean Road,
Capel Sound, 3940

Deceased Estate Vacant Retail Shop

Zoning | Commercial 1

Land area | 170sqm*

Building area | 166sqm*

Beachside retail premises

Rear laneway access

Street front parking

Outstanding opportunity for an investor or occupier

Sale
\$650,000



Brett Diston
0439 365 532
brett.diston@raywhite.com

RWC Diston Asset Services
raywhitecommercial.com



*Approx

9367C Western Highway,
Warrenheip (Ballarat), 3352

Premium Sale & Leaseback Opportunity

Rental Income: \$120,000 Per Annum

Initial Term: 5 years + 2 further 5 year options

Rent Reviews: Fixed 2% Annual Increases

On-site Residence: A 2-bedroom, 1-bathroom residence

Tenant runs indoor/outdoor mini golf facility

Growing area with large financial investment nearby

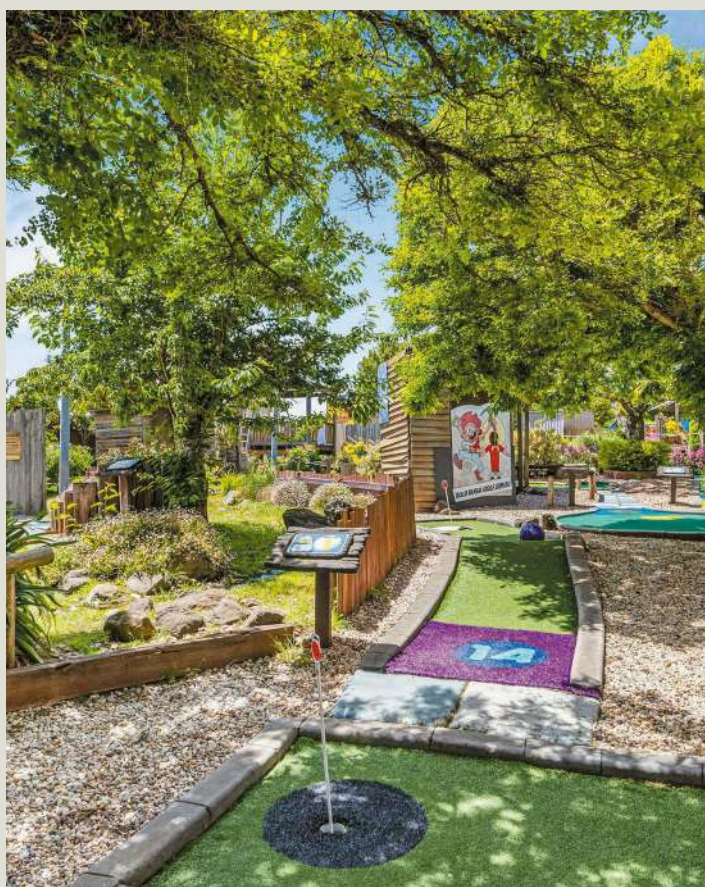
Block size: 4,956m²* Mixed Use Zone

Sale
Contact Agent



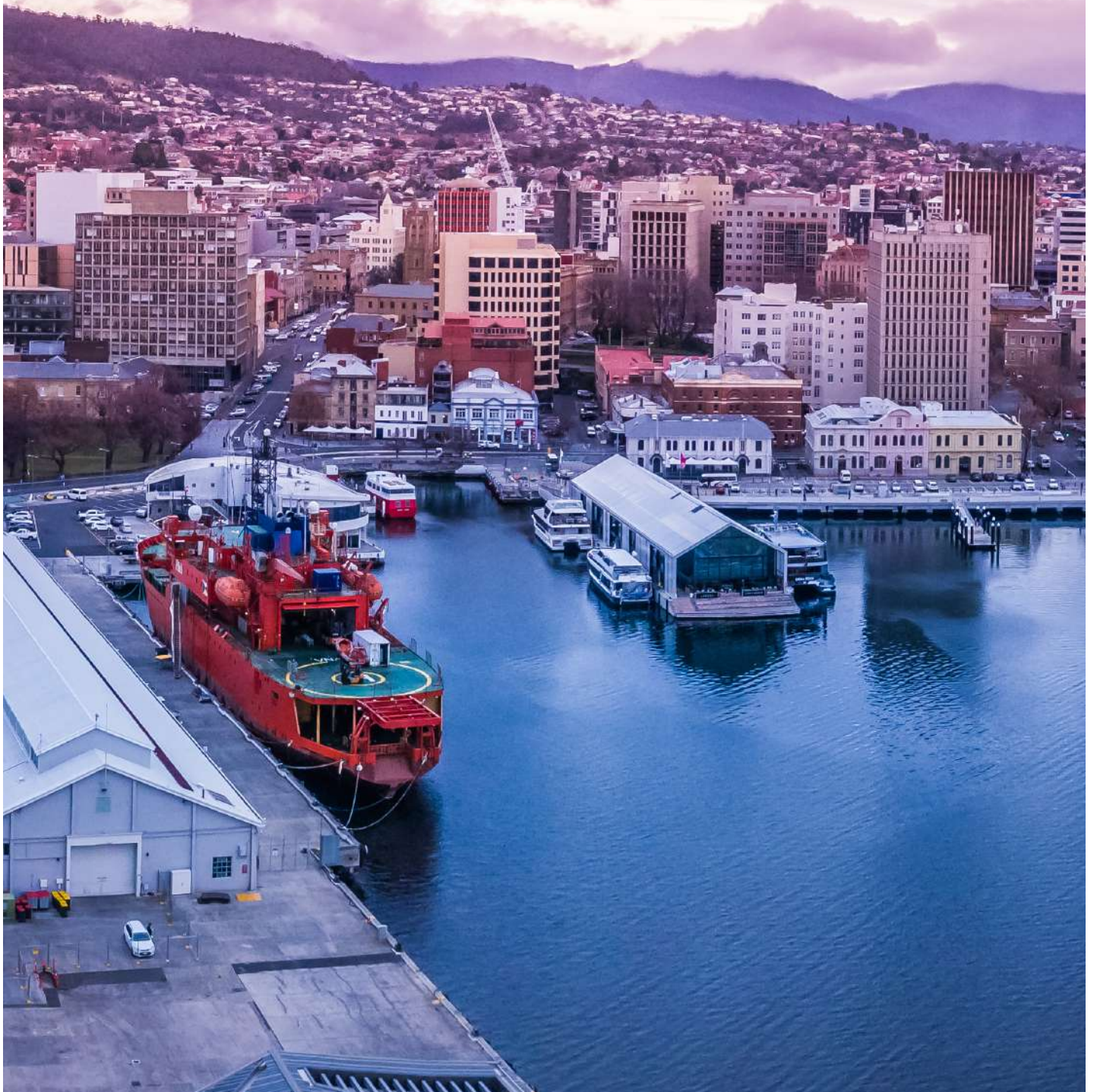
Sam Borner
0439 655 509
sam.borner@raywhite.com

RWC Ballarat
raywhitecommercial.com



*Approx

TAS



'Telegraph Hotel' 19 Morrison Street,
Hobart, 7000

Blue-Chip Waterfront Investment | AVC anchored Hotel

RWC Tasmania and HTL Property are proud to jointly market this once in a generation, "tier 1" investment. Providing investors the opportunity to secure a true landmark waterfront hospitality asset in Hobart's coveted Salamanca precinct.

Key Property Highlights

- + Anchored by Australian Venue Co (AVC) on a brand new 10-year, double net lease
- + Net Income: \$500,000 p.a. + GST
- + Extensive \$5 million+ refurbishment completed
- + Features only rooftop bar in this heritage-listed precinct
- + Single tenant freestanding investment leading to ease of management
- + High-profile corner location on 349 sqm*

Sale
Expressions Of Interest
closing Thursday, 26th March
2026 at 4pm (AEDT)

Hayden Peck
0412 766 395

Claude Alcorso
0417 586 756

Scott Callow
0418 153 606



RWC Tasmania
raywhitecommercial.com



*Approx

67 & 1/69 Liverpool St & 2/54 Bathurst Street,
Hobart, 7000

Generational Hobart CBD development site

RWC Tasmania has been appointed a rare, high-exposure landholding in the heart of Hobart's commercial core. Located within the city's primary growth corridor, this site offers immediate holding income with massive development upside.

- + The Scale: Significant 2084 sqm* CBD footprint suited for a flagship high rise hotel or landmark mixed-use project
- + The Location: Unrivalled foot traffic. Surrounded by major office towers, government hubs, healthcare, and premier retail
- + The Advantage: Substantial due diligence already completed for a 250+ key hotel development
- + The Future: Located 900 m* from the future site of the 23,000 seat Hobart Stadium

Sale

Expressions Of Interest

Thursday, 19 March 2026 at 4pm
(AEDT)

Hayden Peck

0412 766 395

hayden.peck@raywhite.com

Matthew Wallace

0418 136 086

matthew.wallace@raywhite.com

RWC Tasmania

raywhitecommercial.com



*Approx

WA



302 Great Eastern Highway,
Ascot, 6104

Occupy or Develop on Great Eastern Highway

4,998m²* green-titled lot

540m²* total building area + 50m²* canopy

Frontage on a major arterial route with strong passing traffic

'Mixed Use' zoning allowing diverse commercial and industrial uses

Total net income of \$282,805.48 per annum across 3 leases

Redevelopment clauses in place



Expressions Of Interest
Closing Wed 25 March
2026 at 4pm AWST



Chris Matthews
0413 359 315
chris.matthews@raywhite.com

Brett Wilkins
0478 611 168
brett.wilkins@raywhite.com

RWC WA
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Lot 402 Barracks Lane,
Mandurah, 6210

Central Development Site | 21m height limit | Strategic Centre

2,918m² development site | Zoned 'Strategic Centre'

Approx. 130 metres of Barracks Lane frontage

Development height: 21m (5 storeys) - 2 storey minimum

Next to the established One Brighton apartments

Walkable foreshore, retail and transport precinct

Medium to high density mixed-use potential (STCA)



Expressions Of Interest
Closing 12th March at
4pm AWST



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42 Dale Place,
Orange Grove, 6109

Large Rural Landholding with Continued Commercial Use Upside

41,537m² parcel of subdividable 'Rural' zoned land

Opportunity for continued non confirming business use

1,045m² of warehouse/workshop areas

Large cleared hardstand/yard

4x2 main residence

Self contained 3x2 residence

Sale
Contact Agent



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123 Thomas Street,
Subiaco, 6008

High-exposure Subiaco corner investment

1,755.71m²* freehold corner site in blue-chip suburb

\$319,250.44 net income

3 established tenants - Vibe Fuel, MyCar, and Euro Technik

Residential R60 zoning with long-term redevelopment upside

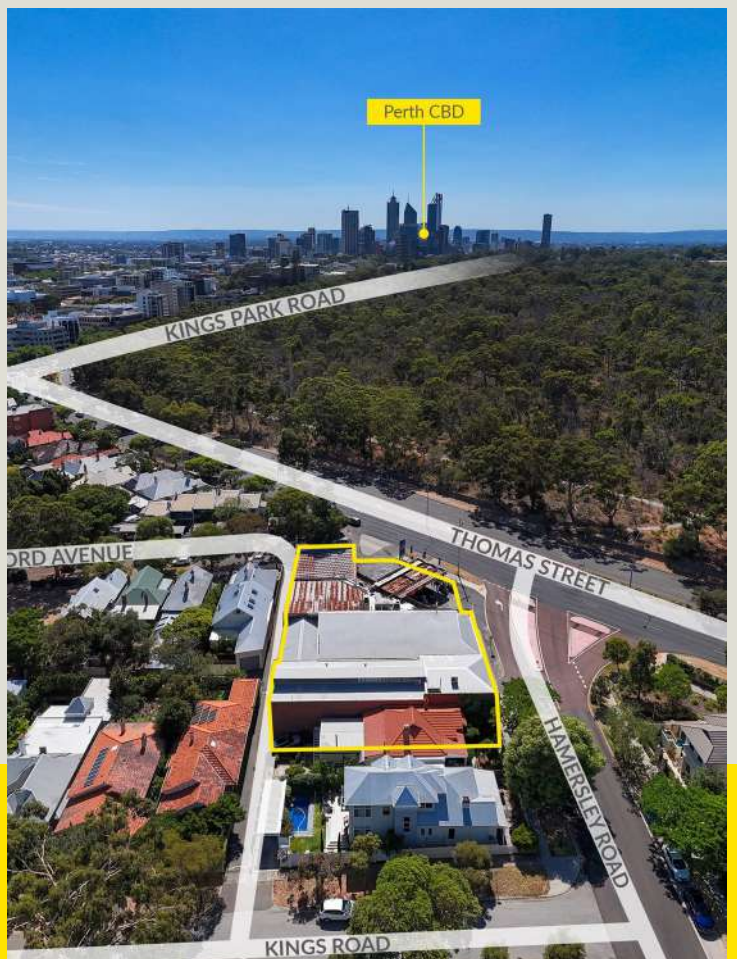
Inner-west location 4km* from Perth CBD with scarce land supply

Expressions Of Interest



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NZ



22 Hannover Place,
Rolleston, NZ, 7614

Standalone Freehold Warehouse with Large Yard

Recently completed high stud, standalone warehouse of 885m²* with an amenities block of 13m²*. Total 898m²

Good natural light, high bay LED lighting, 3 phase power, 3 roller doors, providing flexible vehicle entry and drive-thru access.

Generous sized freehold title with an underlying land area of 2,607m²*, providing ample room for the large sturdy concrete yard area which surrounds the building. Fully security fenced, ideal for: heavy transport; outdoor storage; container handling or generous parking.

Strategically located with superior connection to SH1, rail and inland ports. Ideal for warehousing, distribution or manufacturing.

Sale



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*Approx

RWC Christchurch - Raine Blackadder Ltd - Licensed (REAA 2008)

RWC[®]