10 Oxford Street, **BELMORE**

INFORMATION MEMORANDUM

Prepared By Strathfield Partners

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Executive Summary

Address	10 Oxford Street Belmore NSW 2192
Legal Description	Lots 2-3 in Deposited Plan 3188 Section 1
Land Size	658 m^2 Approx.
Type	Block of 6 x 2 Bedroom Units
Zoning	R3: Medium Density Residential
Height of Building	8.5m
FSR	0.5:1
Land Application	Canterbury-Bankstown Local Environmental Plan 2023
Rental Income	$161,200 Per Annum
Auction	Saturday 21st June 2025, 12:30pm Onsite
Inspect	Saturday 12:00pm – 12:30pm & Thursday 4:00pm – 4:30pm



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The Opportunity

BLOCK OF 6 UNITS ON A 658SQM PARCEL IN THE HEART OF BELMORE

This offering represents an exciting opportunity for developers or investors to acquire this full brick boutique block with six (6) units on a prime parcel of land in the heart of Belmore. Ideally position just 6 minutes' walk to the train station, local shops, schools and restaurants this is the perfect walk to everywhere locale.

The property consists of:

* 6 x 2-bedroom units
* 6 x Carspaces
* All units have 1-bathroom, internal laundry and balcony
* Site area 658m^2 Approx.
* FSR 0.5:1
* Height of Building: 8.5m
* Zoned R3: Medium Density Residential
* Currently returning $161,200 Per Annum with potential for greater income.

This fully leased property with a few units recently refurbished offers convenient and low-maintenance living. Positioned just a 6-minute walk (500m) from Belmore train station and bus stops, it provides effortless access to key amenities including Canterbury League Club, Belmore Sports Ground, Peter Moore Field, and Canterbury Hospital. Families will benefit from being close to renowned schools like All Saints Grammar, Belmore Boys High, and Belmore South Public School.

With multiple bus routes connecting Belmore to Sydney's CBD and surrounding suburbs, as well as the train station undergoing upgrades to Sydney Metro standards, this property presents a prime investment opportunity. It boasts potential for rent renegotiations or future redevelopment (STCA), ensuring strong value growth and long-term appeal.



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Location

Nestled along the Parramatta River, Rhodes, NSW 2138, is a vibrant waterfront suburb known for its picturesque scenery, modern developments, and unbeatable convenience. With its mix of residential, retail, and recreational offerings, Rhodes has become a sought-after destination for professionals, families, and investors alike.

The suburb boasts excellent connectivity with Rhodes Train Station providing quick access to Sydney CBD, while major roads ensure seamless commutes. At the heart of the community, Rhodes Central and Rhodes Waterside Shopping Centre offer an extensive range of shops, supermarkets, cafes, and dining options, making day-to-day life a breeze. Food enthusiasts love the diverse culinary experiences, with an array of restaurants serving global cuisines.

Outdoor lovers are drawn to the lush parklands, walking tracks, and the stunning waterfront stretches, including the popular Bicentennial Park and Kokoda Track Memorial Walkway. These spaces provide the perfect setting for leisurely strolls, cycling, and family picnics. The area's proximity to local schools and childcare services further enhances its family-friendly appeal.

Offering a harmonious blend of convenience, community, and lifestyle, Rhodes has positioned itself as one of Sydney's thriving and dynamic suburbs, attracting those in search of modern living with a serene backdrop.

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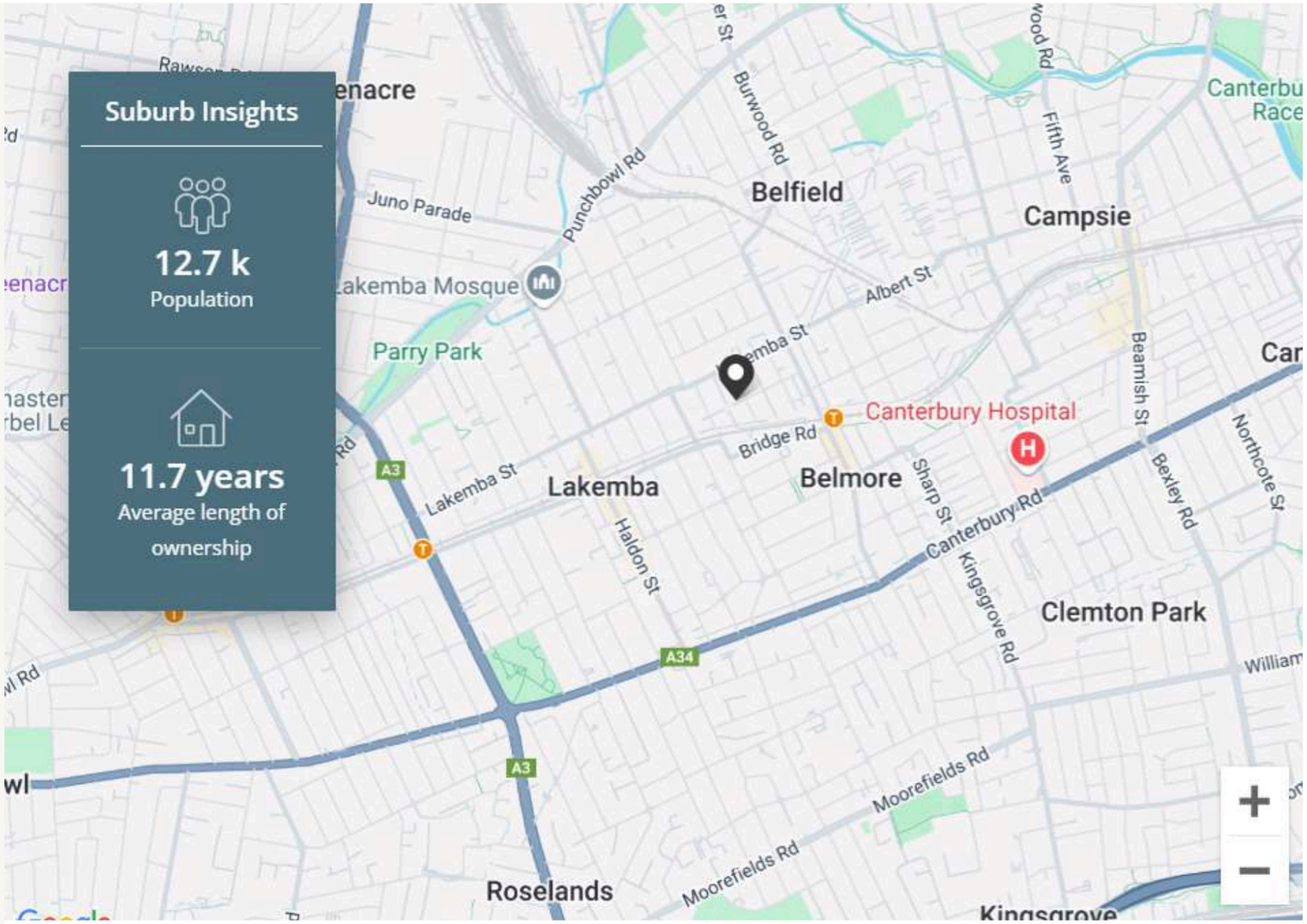
Demographic

The size of Belmore is approximately 2.8 square kilometres. It has 12 parks covering nearly 4.9% of total area. The population of Belmore in 2011 was 12,574 people. By 2016 the population was 12,746 showing a population growth of 1.4% in the area during that time.

The predominant age group in Belmore is 30-39 years. Households in Belmore are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Belmore work in a professional occupation.

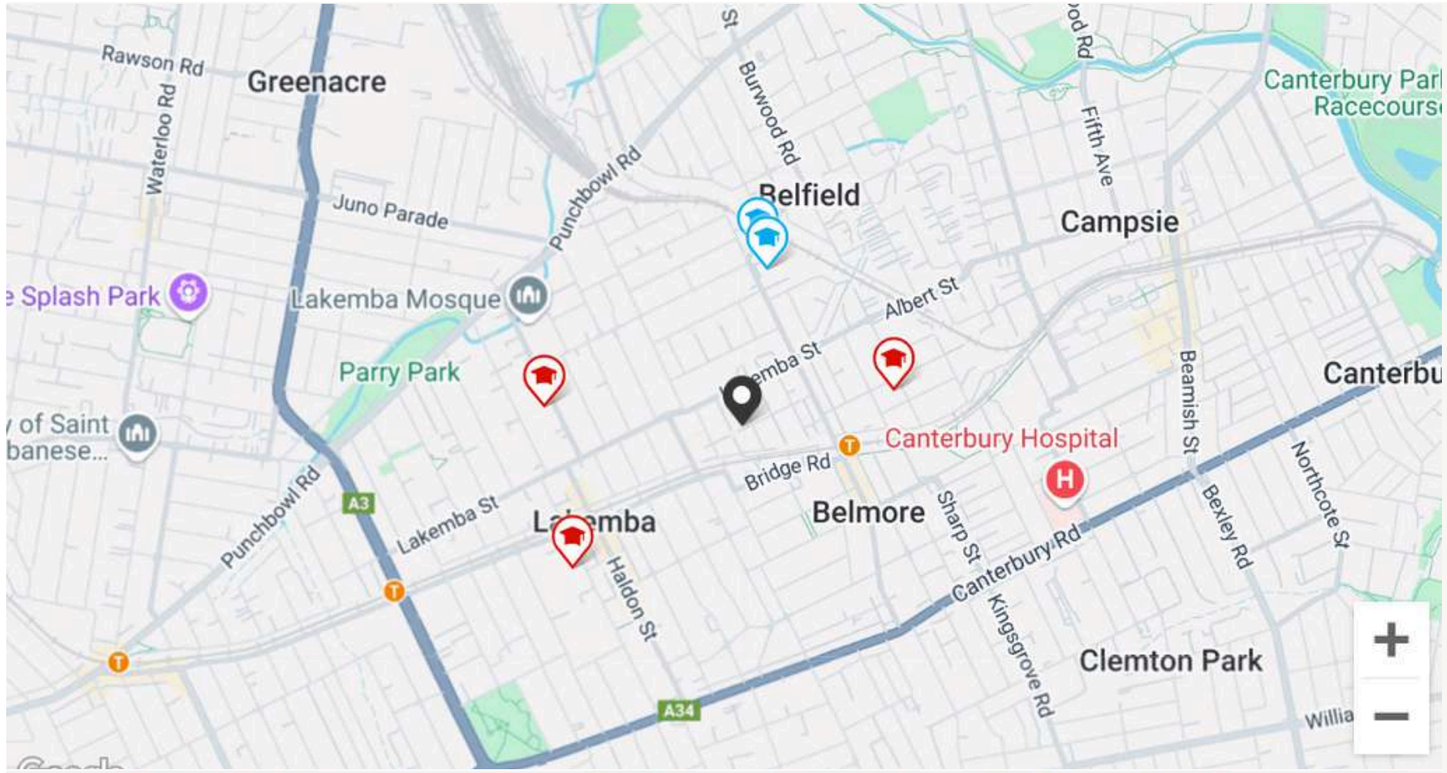
In 2011, 56.6% of the homes in Belmore were owner-occupied compared with 52.9% in 2016. Currently the median sales price of houses in the area is $1,682,500.

*All distances are approximate only



HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.7	Owns Outright	28.7	0-15.6K	5.6	0-9	12.4
Couples with Children	47.7	Purchaser	24.2	15.6-33.8K	15.2	10-19	11.4
Single Parents	21	Renting	43.6	33.8-52K	16.3	20-29	14.9
Other	2.7	Other	0.5	52-78K	17.2	30-39	15.3
		Not Stated	3	78-130K	20.8	40-49	13.5
				130-182K	8.7	50-59	12.1
				182K+	5.6	60-69	9.2
						70-79	7
						80-89	3.8
						90-99	0.7
						100+	0

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SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
All Saints Grammar Junior School 31-33 Isabel Street Belmore NSW 2192	0.65km	Primary	Mixed	Non-Government	-
Belmore Boys High School 193 Burwood Road Belmore NSW 2192	0.66km	Secondary	-	Government	7-12
Belmore North Public School 193 Burwood Road Belmore NSW 2192	0.74km	Primary	Mixed	Government	0-6
Canterbury Vale School 4/26 Wangee Road Lakemba NSW 2195	0.83km	Special	Mixed	Government	-
Holy Spirit Catholic College 37-49 Croydon Street Lakemba NSW 2195	0.91km	Secondary	Mixed	Non-Government	7-12

Property is within school catchment area Property is outside school catchment area

Local Schools

Belmore, NSW 2192, and nearby suburbs offer an excellent mix of primary, secondary, and private schools. For primary education, Belmore South Public School emphasizes inclusivity and community ties, while St Joseph's Primary focuses on Catholic values and personalized learning. Harcourt Public School in Campsie celebrates cultural diversity with strong programs in literacy and the arts.

For secondary schools, Belmore Boys' High offers a multicultural environment with both academic and vocational pathways. Kingsgrove North High provides balanced education with leadership opportunities, while Beverly Hills Girls High fosters personal development and creativity.

Private options include All Saints Grammar, an Orthodox Christian K-12 school blending academics with cultural heritage, and Canterbury Christian School, offering a nurturing Christian-based education. Al-Faisal College in Lakemba integrates Islamic values with strong academics. Schools in the area reflect the region's diversity, promoting inclusive education and community engagement.

The schools in and around Belmore reflect the cultural diversity of the region. Many institutions celebrate this diversity through language programs, cultural days, and inclusive activities. Public schools often provide support for students from non-English-speaking backgrounds, such as English as an Additional Language/Dialect (EAL/D) programs. Private and faith-based schools integrate values and traditions into their curriculums, preparing students for both academic success and civic responsibility.

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Rental Schedule

Unit	Bed	Bath	Carspace	Rental Per Week	Rental Per Annum	Potential Rental Per Week	Potential Rental Per Annum
1/10 Oxford Street, Belmore	2	1	1	$520	$27,040	$580	$30,160
2/10 Oxford Street, Belmore	2	1	1	$520	$27,040	$580	$30,160
3/10 Oxford Street, Belmore	2	1	1	$520	$27,040	$580	$30,160
4/10 Oxford Street, Belmore	2	1	1	$500	$26,000	$580	$30,160
5/10 Oxford Street, Belmore	2	1	1	$520	$27,040	$580	$30,160
6/10 Oxford Street, Belmore	2	1	1	$520	$27,040	$580	$30,160
				$3,100 Per Week	**$161,200 Per Annum**	**$3,480 Per Week**	**$180,960 Per Annum**

Outgoings

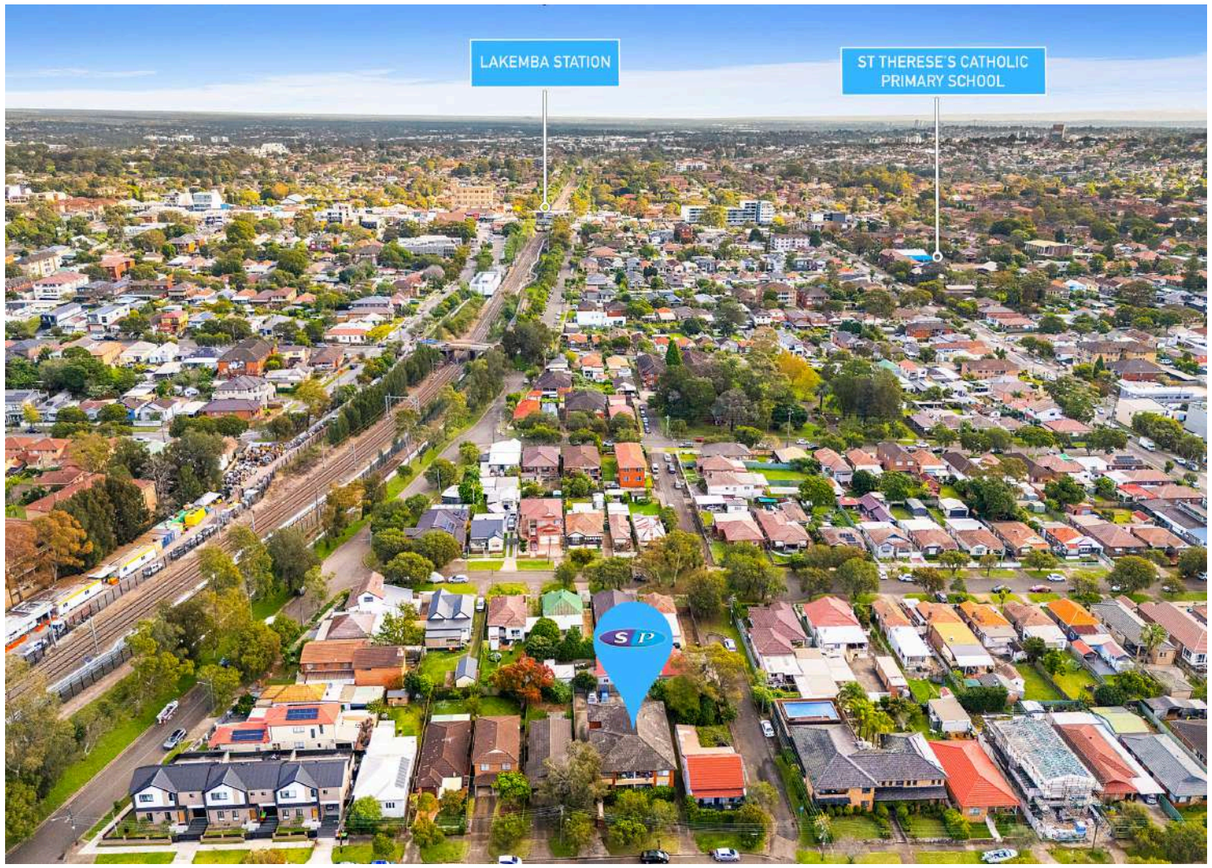
Council Rates: $5,703.44 p/a Approx.
Water Rates: $7,788.60 p/a Approx.
Insurance: $3,800.00 p/a Approx.
Land Tax: $4,766.67 p/a Approx.

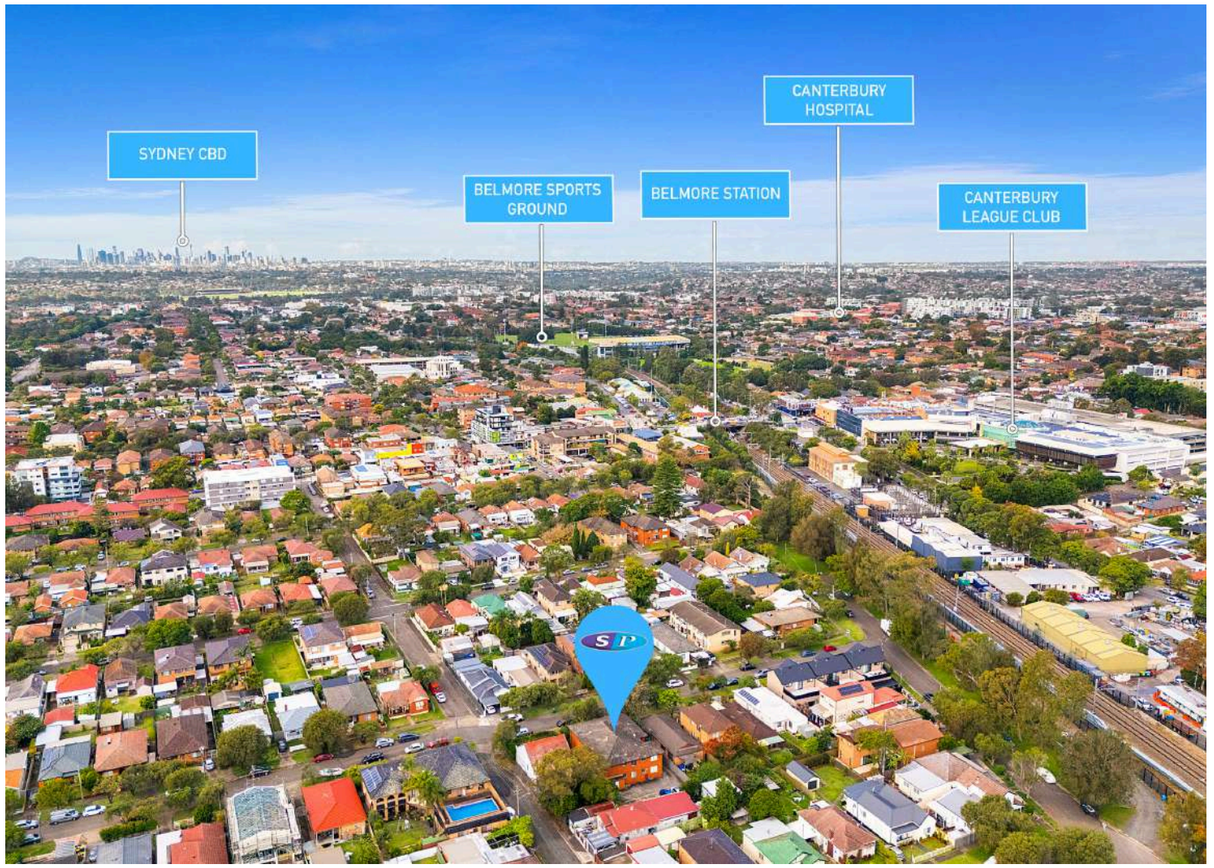
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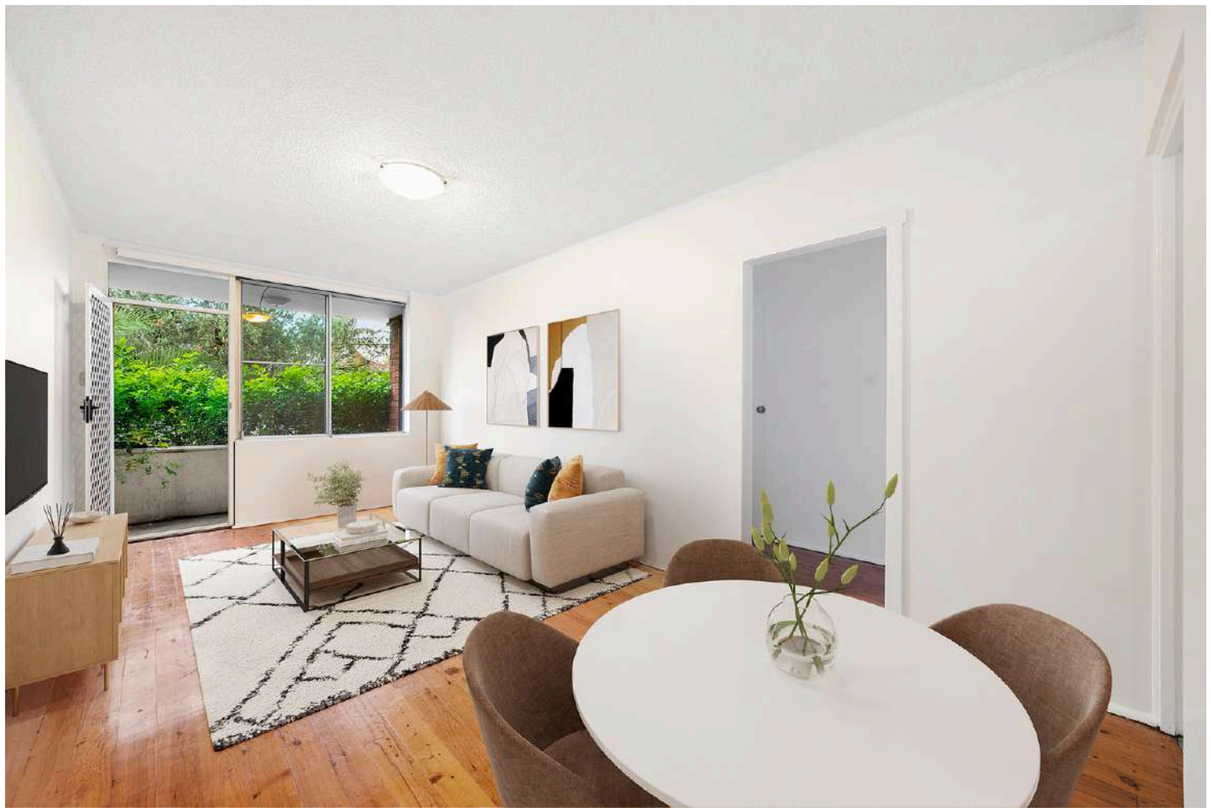


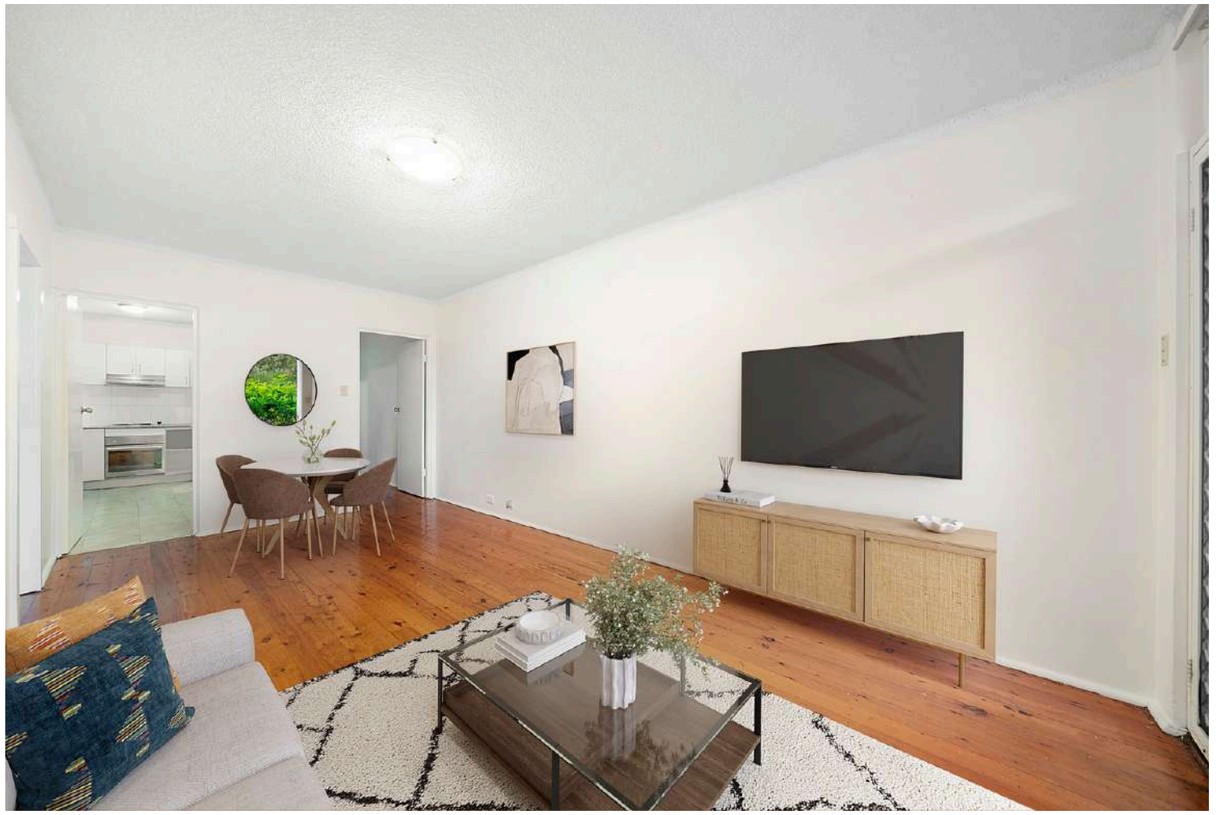


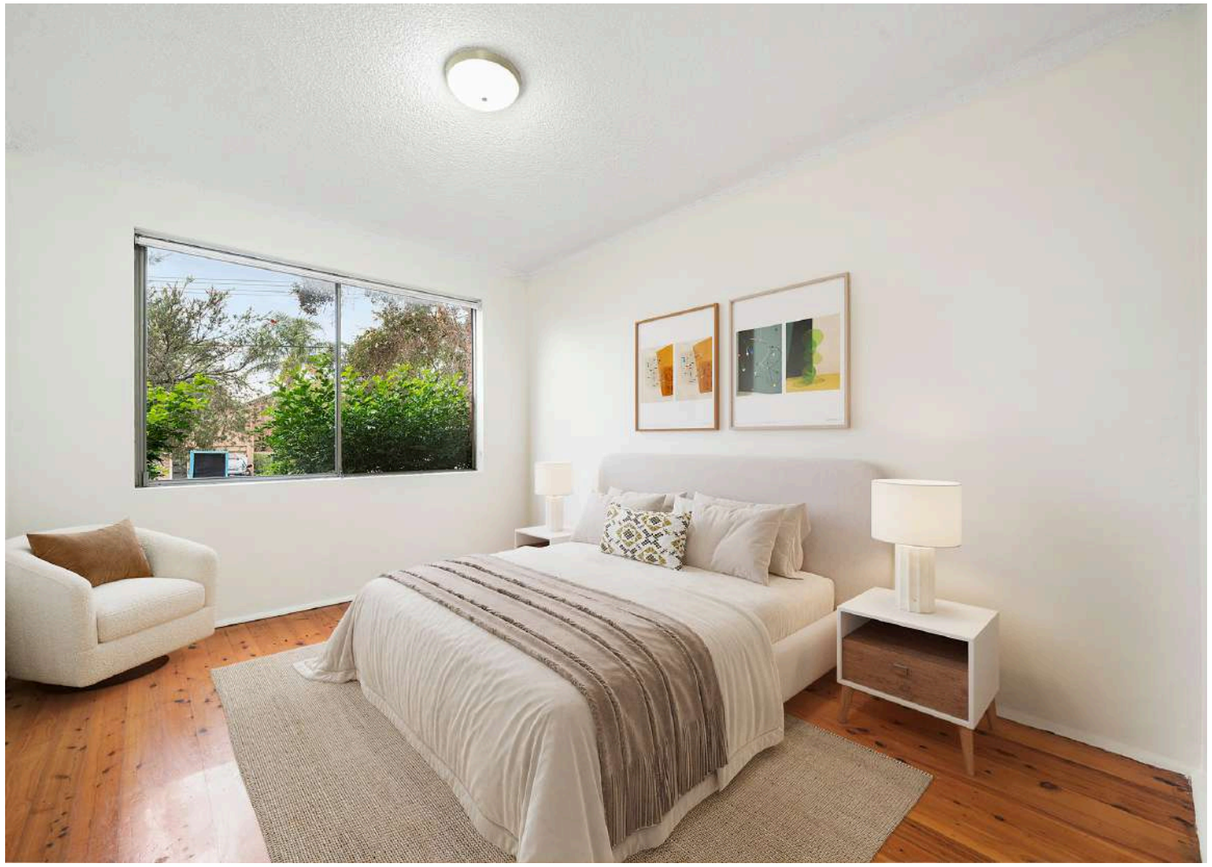




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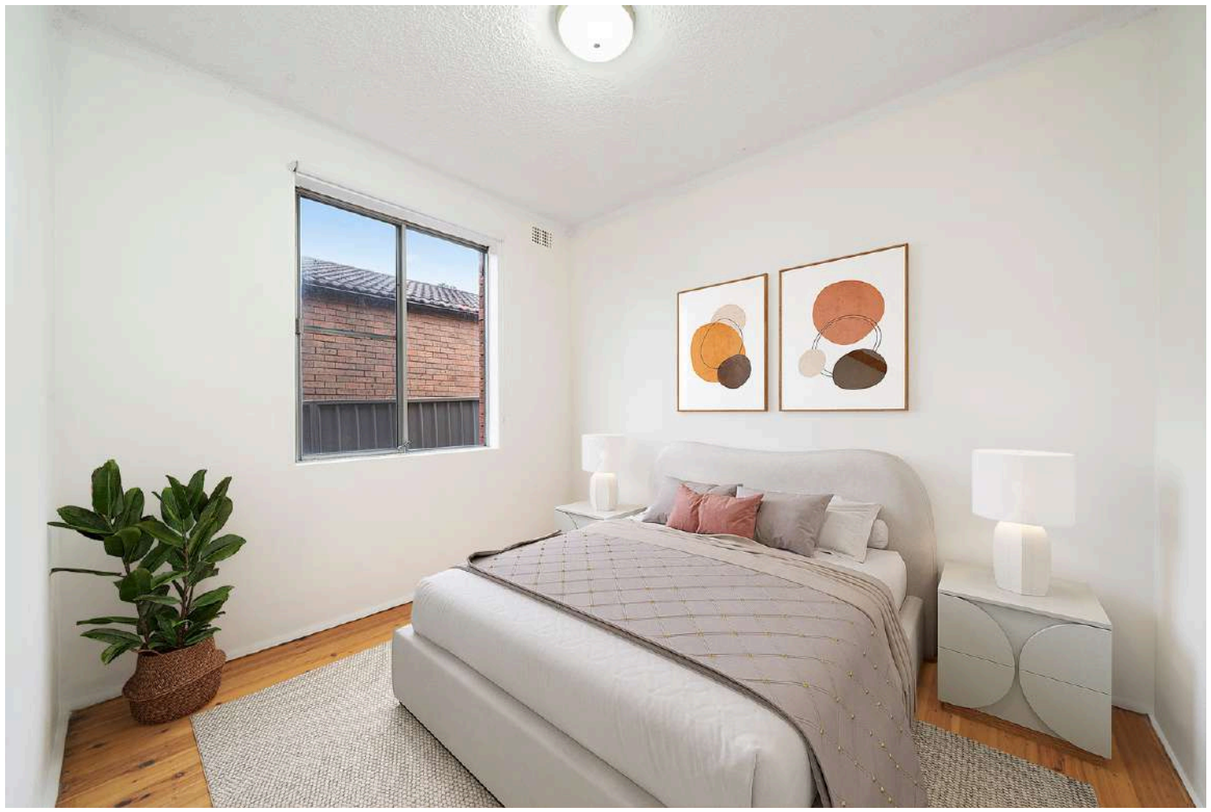








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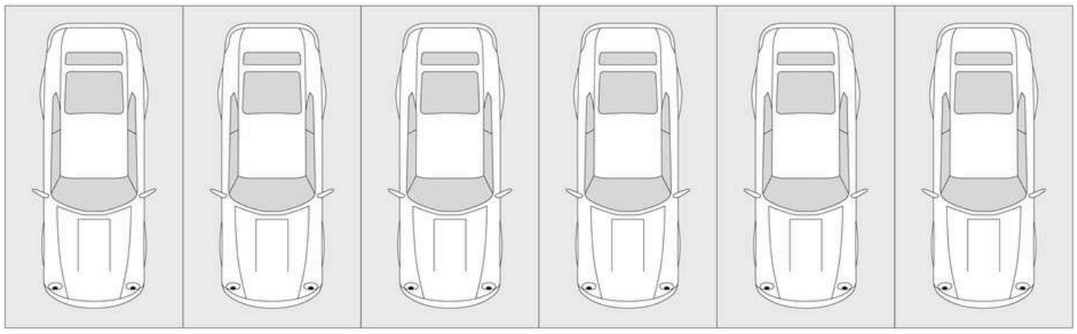






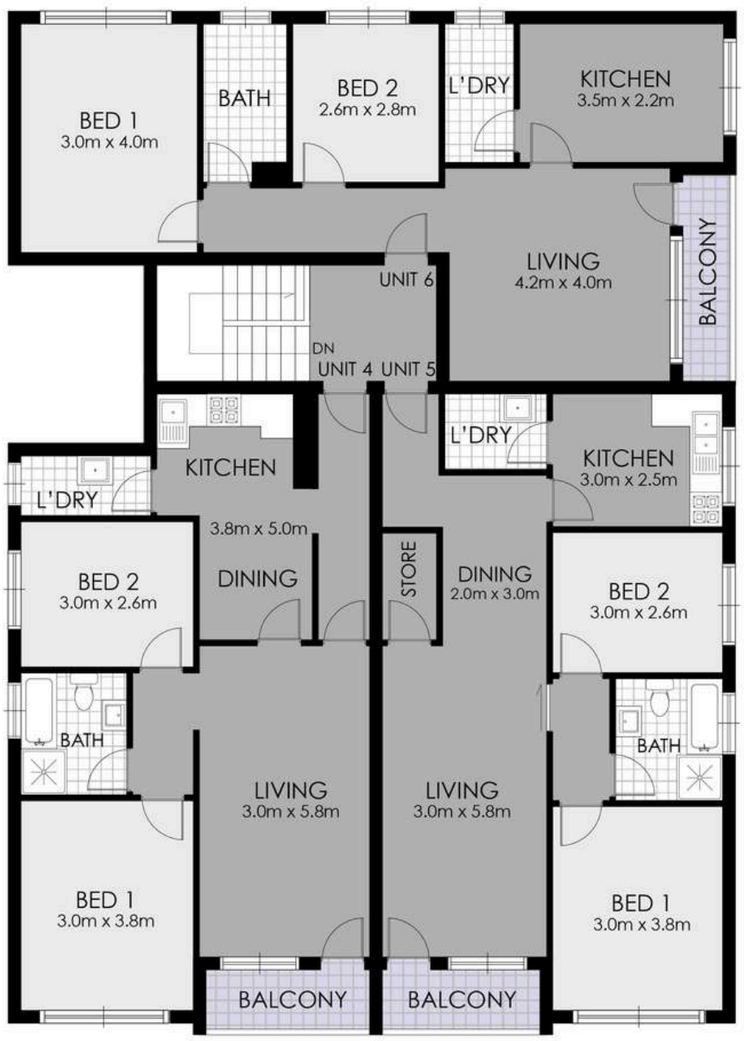
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CARSPACES





GROUND FLOOR



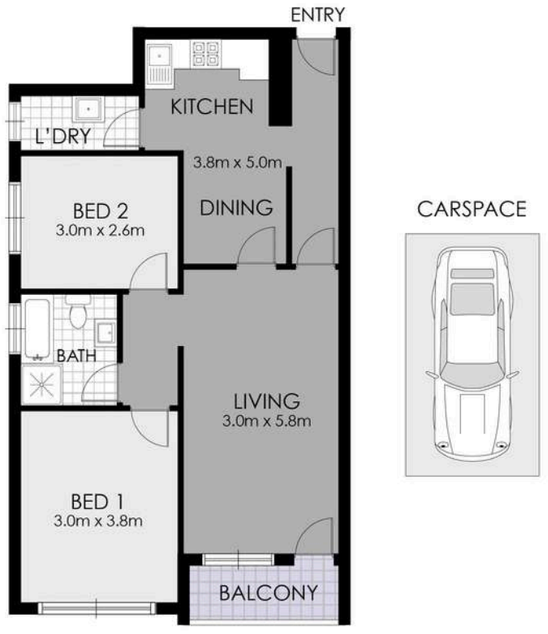
FIRST FLOOR

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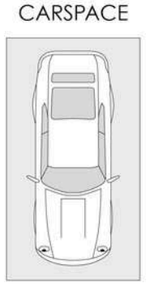


FLOOR PLAN

1/10 Oxford Street, Belmore

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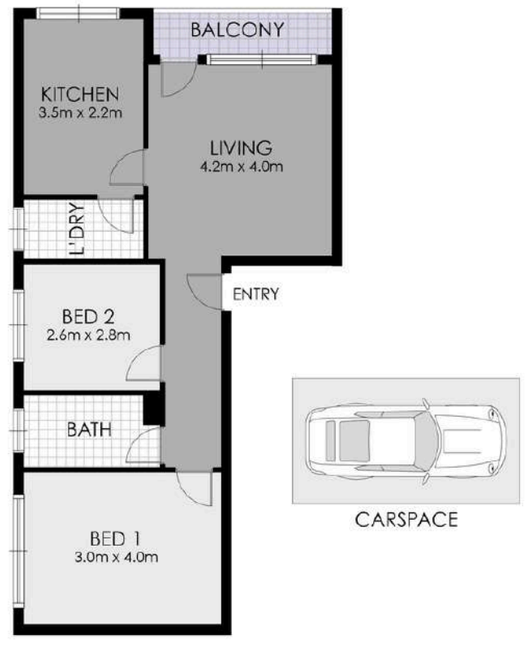




FLOOR PLAN

2/10 Oxford Street, Belmore

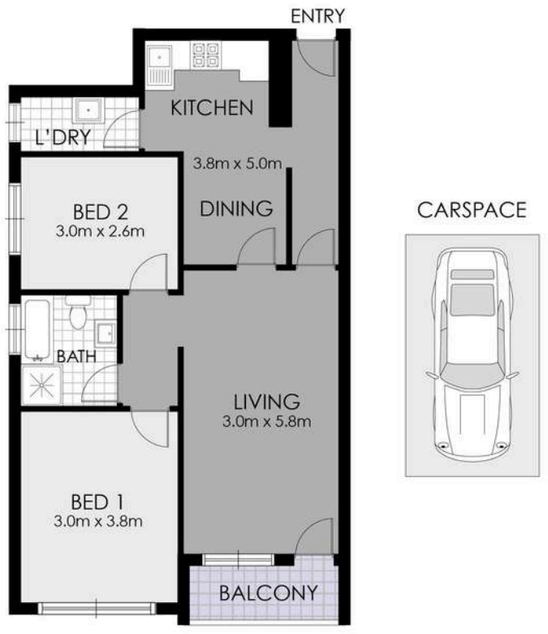
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FLOOR PLAN

3/10 Oxford Street, Belmore

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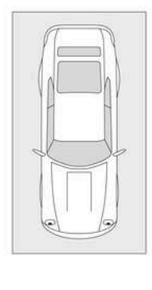


FLOOR PLAN

4/10 Oxford Street, Belmore

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FLOOR PLAN

5/10 Oxford Street, Belmore

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FLOOR PLAN

6/10 Oxford Street, Belmore

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