23 The Crescent, **Homebush**

INFORMATION MEMORANDUM

Prepared By Strathfield Partners Real Estate

STRATHFIELD PARTNERS

REAL ESTATE AGENTS



Executive Summary

Address	23 The Crescent, Homebush NSW 2140
Legal Description	Lot 1 in Deposited Plan 533104
Type	Retail Shop
Land Area	246.6m²
FSR	3:1
Height of Building	11m/16m
Council	Strathfield Council
Land Zoning	MU1: Mixed Use
Heritage	Homebush shops Significance: Local
Rental Income	$135,000 per annum plus GST
Auction	Saturday 25th October 2025, 10:30am Onsite
Inspection	Saturday 10:00 - 10:30am



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The Opportunity

23 The Crescent, Homebush

HIGH-EXPOSURE RETAIL INVESTMENT OPPOSITE STATION

Strathfield Partners are delighted to present a rare and exceptional commercial investment opportunity in the heart of Homebush's bustling retail precinct. Offered for the first time in 30 years, this retail shop is perfectly positioned directly opposite the Train Station, ensuring unparalleled exposure and high foot traffic. With its unbeatable location and long-term income security, this property is an ideal addition to any investment portfolio.

Key Features:

- Internal Lettable Area: 228m² (approx.)
- Land Size: 246.6m² (approx.)
- Ground floor retail shop featuring a fully equipped kitchen, cool room, storage rooms, and powder room
- Upstairs area with additional dining space, private rooms, and 2 toilets
- Timber floorboards, downlights, and split-system air conditioning throughout
- Outdoor area at the rear for added versatility
- Exceptional exposure with frontage to The Crescent, benefiting from extremely high traffic flow
- Prime location directly in front of a pedestrian crossing, guaranteeing consistent foot traffic
- Conveniently situated opposite Homebush Station and bus stops, just metres from Homebush Public School, shops, and amenities
- Currently leased for $135,000 per annum + GST + outgoings



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Homebush Location Overview

Homebush, NSW 2140 is a vibrant and diverse suburb located in Sydney's Inner West, just 15 kilometers from the Sydney CBD. Known for its rich history, multicultural community, and convenient location, Homebush offers a unique blend of urban living and suburban charm.

The suburb is well-connected, with Homebush Station providing easy access to the city and surrounding areas via the T1 North Shore & Western Line. Major roads like Parramatta Road and the M4 Motorway also make commuting a breeze.

Homebush is a food lover's paradise, boasting a variety of restaurants, cafes, and eateries that reflect the suburb's multicultural roots. From authentic Asian cuisine to modern Australian dining, there's something to satisfy every palate.

For families, Homebush offers excellent schools, including Homebush Public School and Homebush Boys High School, as well as proximity to prestigious private schools in neighbouring suburbs. The area is also home to beautiful parks and green spaces, such as Airey Park and Bicentennial Park, perfect for outdoor activities and family picnics.

Sports enthusiasts will appreciate the suburb's proximity to Sydney Olympic Park, a world-class venue for sports, concerts, and events. The park also offers cycling tracks, walking trails, and playgrounds, making it a popular destination for locals and visitors alike.

*All distances are approximate only

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EDUCATION RETAIL & LIFESTYLE BUSINESS

Sydney CBD	14.4km
Parramatta CBD	12.7km

Strathfield Plaza	1.3km
Bakehouse Quarter	1.1km
Paddy's Market Flemington / Sydney Markets	1.9km
Burwood Chinatown	2.6km
DFO Homebush	2.4km
Burwood Westfield	2.8km

Homebush Public School	24m
St Martha's Catholic Primary School	850m
Homebush Boys High	850m
Strathfield Girls' High School	1.0km
Meriden School	1.6km
Australian Catholic University (ACU)	1.9km
MLC Junior School	2.3km
Burwood Public School	2.2km
Burwood Girls' High School	3.9km
TAFE NSW Lidcombe	5.8km

TRANSPORT

Nearest Bus Stop	10m
Homebush Train Station	10m
Great Western Highway/Parramatta Rd	500m
Strathfield Train Station	1.1km
M4 Motorway	1.9km
Future North Strathfield Metro Station	2.1km
Future Burwood North Metro Station	3.0km

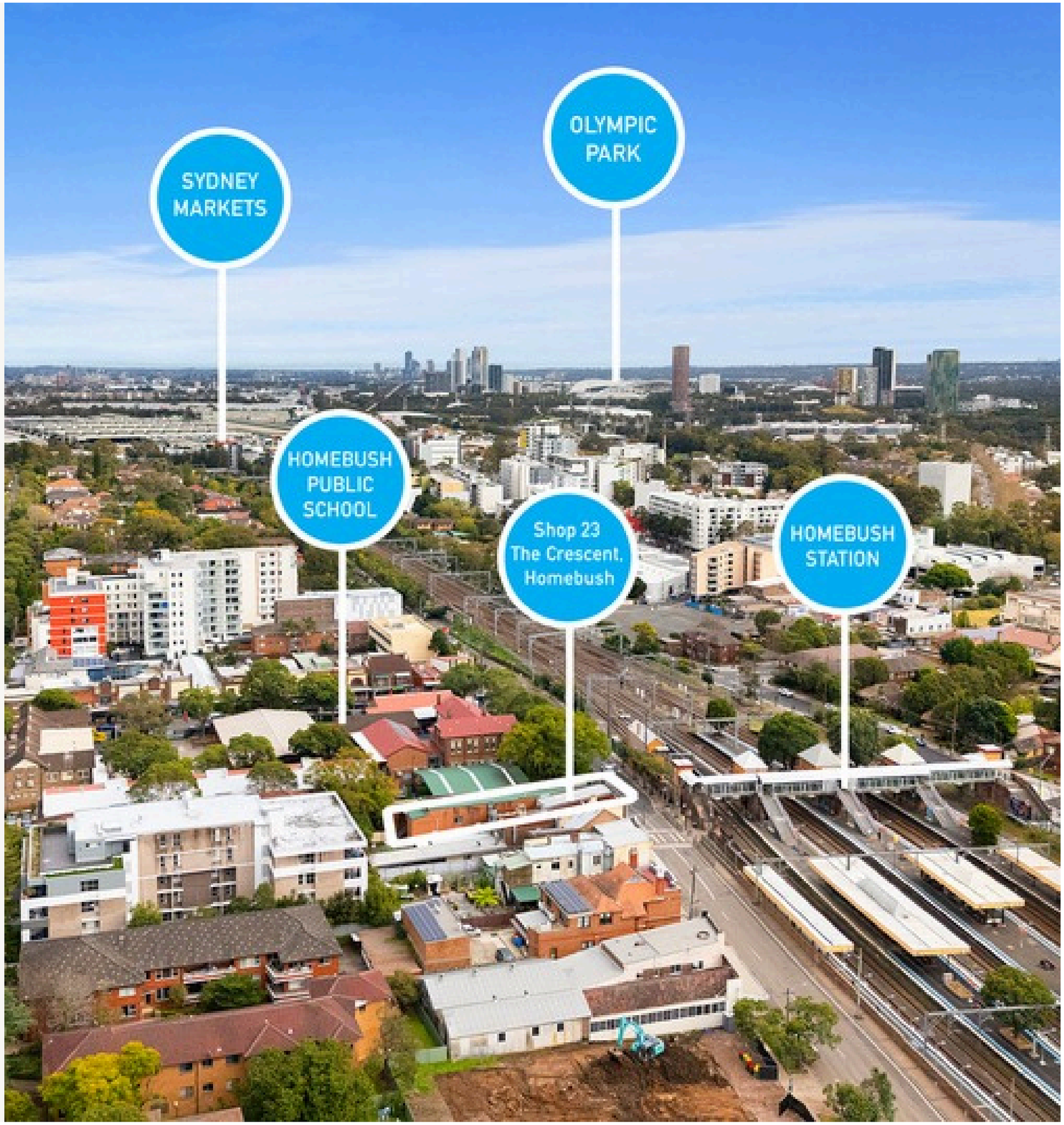
RECREATION

Strathfield Council Library & Innovation Hub	400m
Airey Park	1.4km
MLC School Aquatic Centre	1.8km
Strathfield Sports Club	2.0km
Hudson Park Driving Range	2.3km
Bicentennial Park	2.3km
Sydney Olympic Park Aquatic Centre	3.2km
Accor Stadium	4.2km

HEALTH

Strathfield Private Hospital	1.4km
Strathfield Medical Centre	1.4km
Community Child and Family Health Centre	1.9km
St John of God Burwood Hospital	2.1km
Concord General Hospital	4.8km

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Demographic

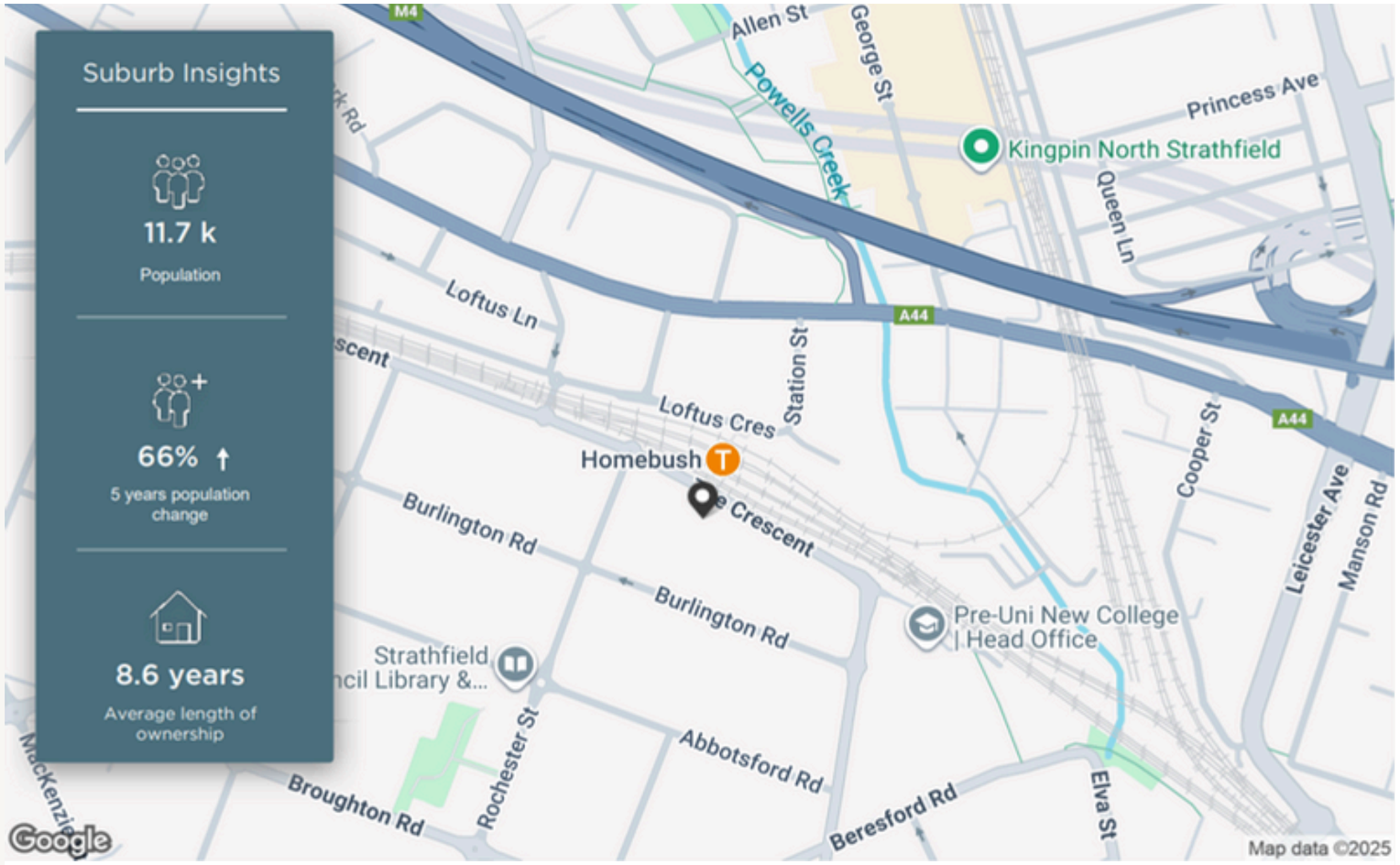
The size of Homebush is approximately 2.1 square kilometres. It has 12 parks covering nearly 15.9% of total area. The population of Homebush in 2016 was 7007 people.

By 2021 the population was 11660 showing a population growth of 66.4% in the area during that time. The predominant age group in Homebush is 30-39 years.

Households in Homebush are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Homebush work in a professional occupation.

In 2021, 40.90% of the homes in Homebush were owner-occupied compared with 45.30% in 2016.

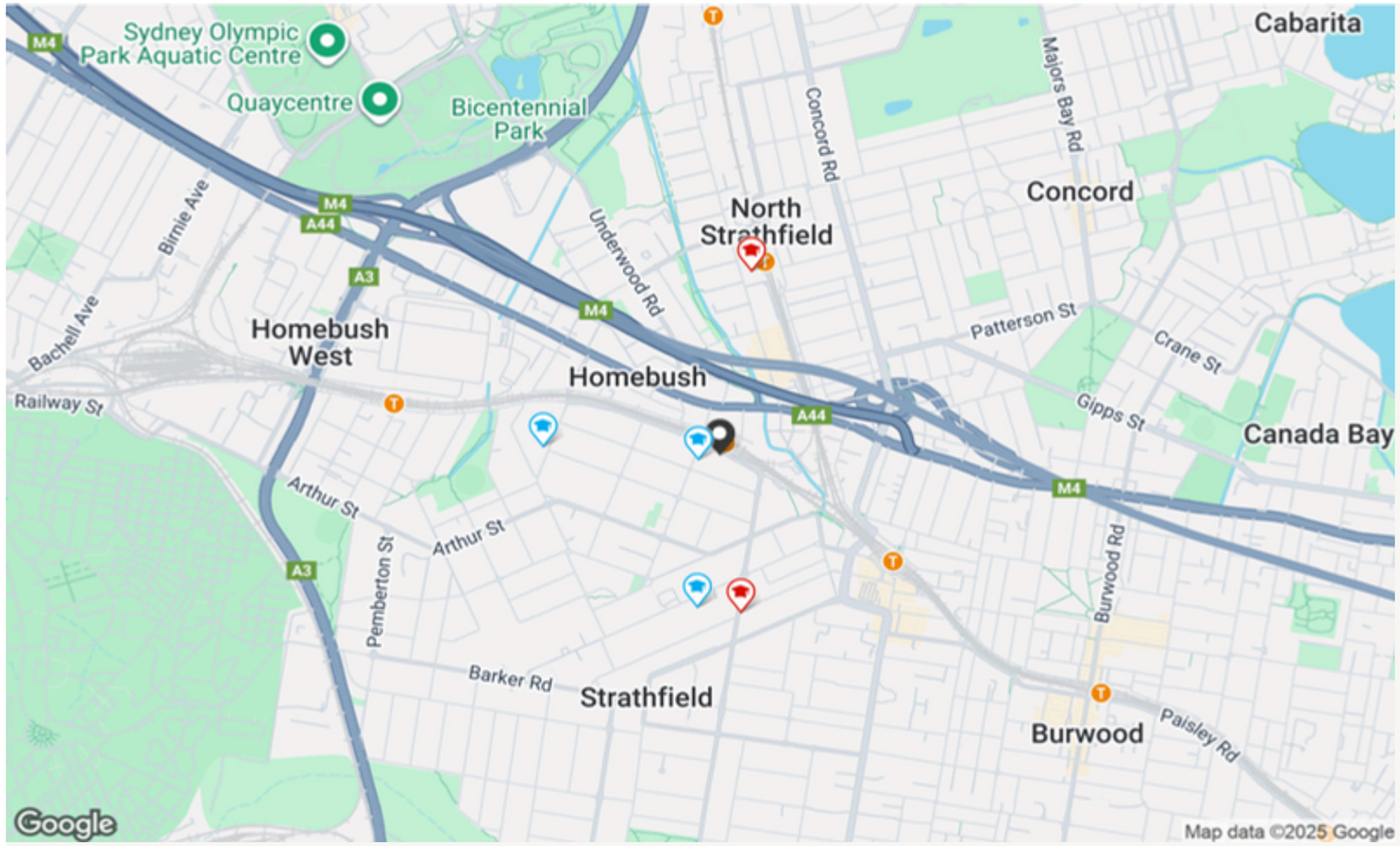
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HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.2	Other	1.0	0-15.6K	3.3	0-9	11.2
Couples with Children	42.3	Purchaser	30.1	182K+	18.0	20-29	26.6
Other	3.8	Not Stated	1.5	78-130K	28.4	80-89	1.1
Single Parents	11.5	Owns Outright	10.8	130-182K	16.8	10-19	6.6
		Renting	56.6	52-78K	14.0	90-99	0.3
				15.6-33.8K	5.6	70-79	2.4
				33.8-52K	7.9	60-69	5.6
						100+	0.0
						30-39	29.1
						50-59	6.7

*Data from Corelogic

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	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Homebush Public School 26 The Crescent Homebush NSW 2140	0.08km	Primary	Mixed	Government	0-6
	Strathfield Girls High School 116 Albert Road Strathfield NSW 2135	0.72km	Secondary	-	Government	7-12
	St Martha's Catholic Primary School 66-72 Homebush Road Strathfield NSW 2135	0.75km	Primary	Mixed	Non-Government	0-6
	Homebush Boys High School 29-37 Bridge Road Homebush NSW 2140	0.77km	Secondary	-	Government	7-12
	Our Lady of the Assumption Catholic Primary School 1A Hamilton Street North Strathfield NSW 2137	0.88km	Primary	Mixed	Non-Government	0-4

*Data from Corelogic

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

Local Schools

Homebush, NSW 2140, and its surrounding suburbs are home to a variety of excellent schools, catering to families with children of all ages. Within Homebush itself, Homebush Public School stands out as a well-regarded primary school, known for its strong academic programmes, inclusive environment, and focus on creativity and critical thinking.

For secondary education, Homebush Boys High School is a prominent choice, offering a long-standing reputation for academic excellence, sports achievements, and leadership development, with a diverse range of programmes to support students' growth.

Nearby, the neighbouring suburb of Strathfield offers additional outstanding educational options. Strathfield Girls High School is a highly regarded public high school for girls, celebrated for its academic results and wide range of extracurricular activities. Marie Bashir Public School, also in Strathfield, is a modern primary school known for its innovative teaching methods and state-of-the-art facilities.

For families seeking faith-based education, St Patrick's College, a Catholic boys' school, and Santa Sabina College, a Catholic girls' school, both provide comprehensive education with a focus on academic rigour, community service, and co-curricular excellence. Meriden School, an independent Anglican school for girls, is another standout, offering a balanced education that encourages achievement in academics, arts, and sports.

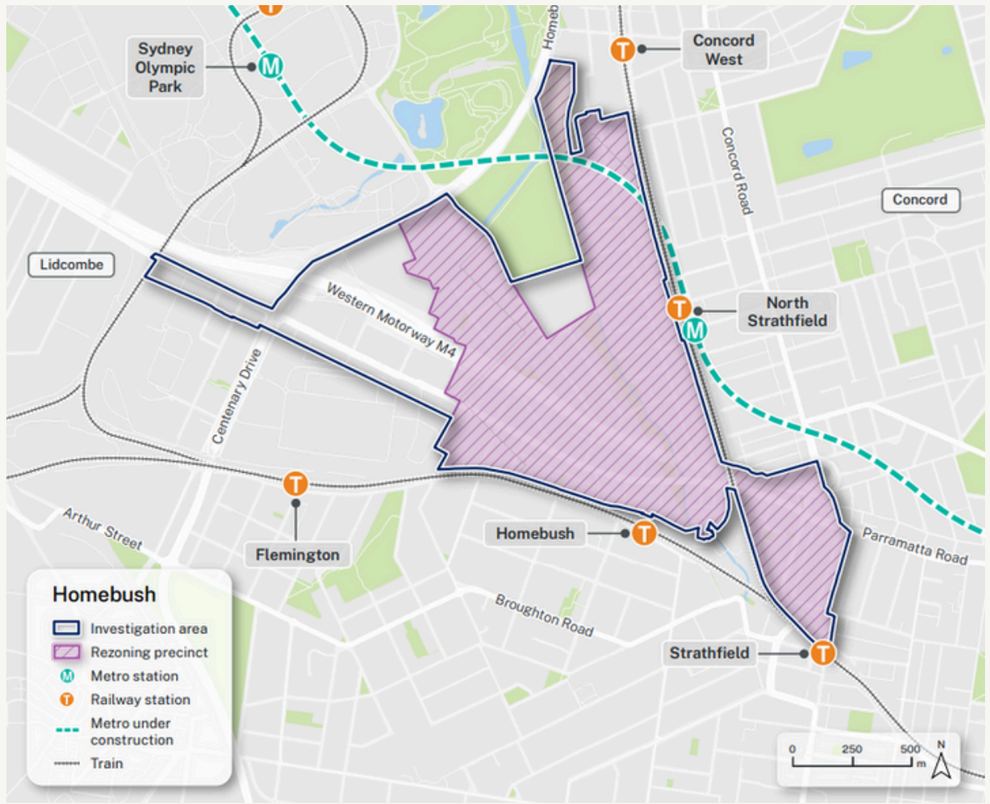
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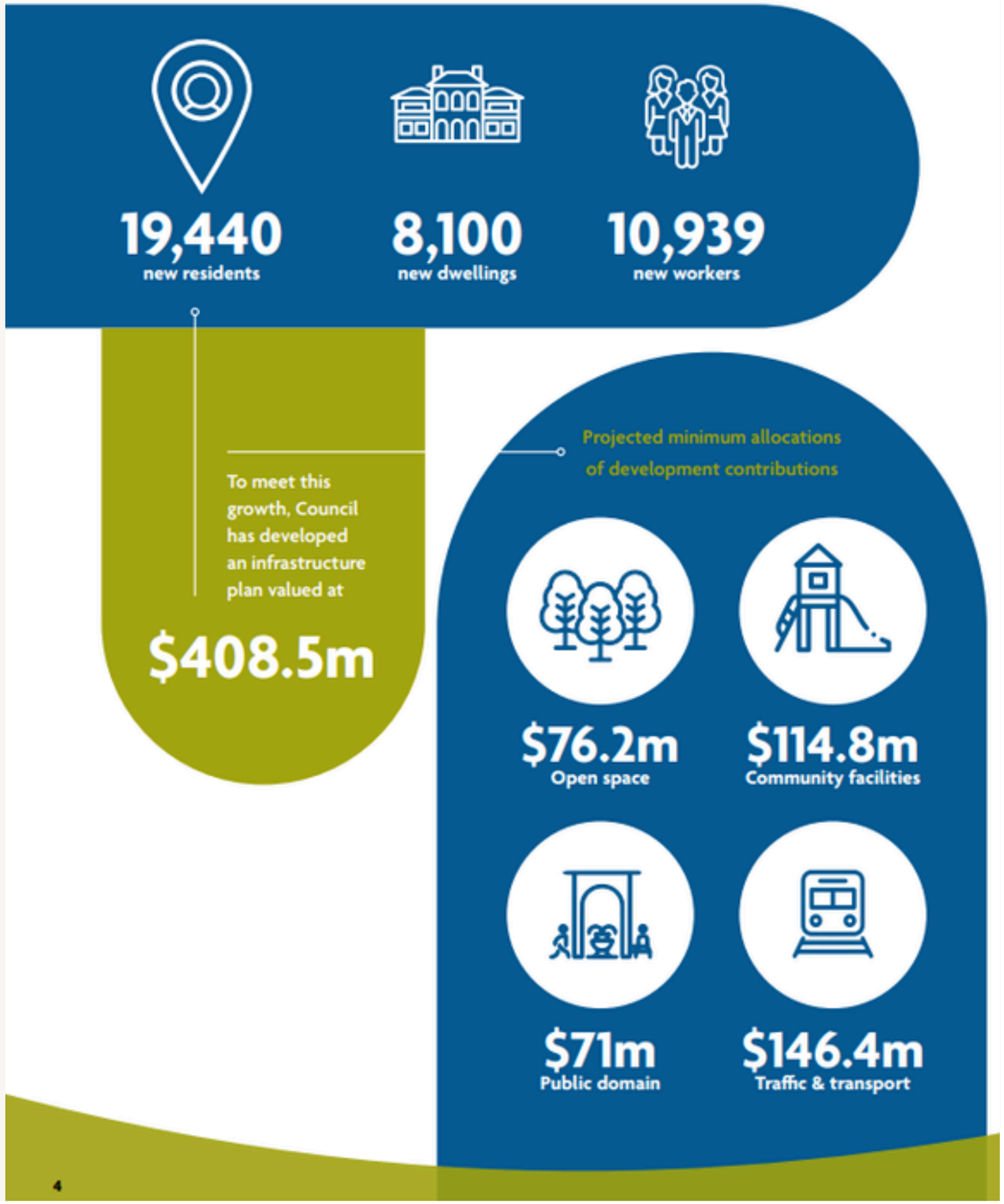
Homebush TOD Rezoning

The Homebush Transport Oriented Development (TOD) Precinct is part of the NSW Government's Parramatta Road Corridor Urban Transformation Strategy, aimed at creating a vibrant, high-density urban hub. Finalised in November 2024, the rezoning allows for 18,000 new homes, 3,000 jobs, and improved public spaces, with affordable housing contributions of 3% to 5%.

Key features include well-designed buildings, enhanced walking and cycling connections, and streamlined development processes. The precinct will also deliver public benefits like community spaces and infrastructure upgrades. For residents, this transformation promises a more livable, connected, and inclusive community, making Homebush a prime location for living and working.



The Strathfield Local Government Area (LGA)



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Future Planning

PARRAMATTA ROAD CORRIDOR TRANSFORMATION STRATEGY

The NSW Government has established a comprehensive, long-term vision called the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). This ambitious 30-year plan is designed to revitalize the communities for everyone living and working along this key artery. Spanning a significant 20-kilometre distance, the corridor stretches from Granville in the west all the way to Camperdown in the east.

Positioned just to the south of Parramatta Road, The Crescent benefits from its close proximity to this major initiative. Specifically, it is situated near the Homebush-Strathfield precinct, which has been designated as one of the eight crucial transformation zones within the government's strategy. This strategic location ensures that the area is part of a dynamic and evolving urban renewal project.

STRATHFIELD TOWN CENTRE MASTER PLAN

Strathfield Council is currently developing a new Master Plan designed to guide the evolution of the Strathfield Town Centre. The objective is to cultivate a more lively, livable, and sustainable precinct for the community. This forward-thinking plan is intended to encourage future investment in the area, improve public spaces, and upgrade community infrastructure, all while achieving high-quality urban design.

The Master Plan specifically targets key locations within the Strathfield Local Government Area, such as Strathfield Square and Strathfield Plaza. It also takes into account the surrounding zones, including the important railway station and adjacent commercial districts in the Burwood area. This strategic vision will help the Strathfield Town Centre transform into a dynamic, mixed-use hub, complete with new shopping and dining options, welcoming public plazas, and improved connectivity to the upcoming Metro West line.

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Income Overview

Address	Internal Area	Land Size	Tenant	Lease Start	Lease Expiry	Rental Per Annum	Outgoings	Option	Increase
23 The Crescent, Homebush	228m²	246.6m²	NEW THOUSANDS SPICES PLY LTD ACN 688 597 177	01/08/2025	30/07/2028	$135,000 plus GST	Tenant pays Water & Power usage, Waste Disposal, & Grease trap cleaning	3 x 3	4% increase annually

Outgoings

Water Rates: $3,032.96 p/a Approx. (Tenant pays 100%)
Council Rates: $2,846.78 p/a Approx.
Insurance: $13,028.78 p/a Approx.

Total: **$18,908.52 p/a Approx.**

Return on Investment

7% $1,928,571.43 + GST + Outgoings
6% $2,250,000.00 + GST + Outgoings
5% $2,700,000.00 + GST + Outgoings

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GROUND FLOOR FIRST FLOOR

INTERNAL AREA: 228m²

N

Shop 23 The Crescent, Homebush

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HOMEBUSH

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