

FINANCIAL REVIEW

SE Property
HD Sales wrap
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LP Fidelis sells Trade Coast warehouse

A private Sydney-based buyer has splashed out \$9.1 million for a 5335-sq-m Brisbane Trade Coast industrial investment in Brisbane.

TD CBRE's Nick Witheriff and Ed Bull negotiated the **sale** of 37 Eagleview Place for Brisbane-based Fidelis Investment.

The **property** is leased to Audio Visual Technology for a net annual rent of \$728,912 at an 8 per cent yield.

The **property** has a 2452-sq-m warehouse with ground and mezzanine floor offices.

Charter Hall buys yard

Charter Hall's Core Plus Industrial Fund (CPIF) has scooped up a 17,766-sq-m industrial land holding at 1517 Lytton Road, Hemmant near the Port of Brisbane for \$6 million.

Tenants pay a current annual rent of \$520,000 at a yield of 8.66 per cent, which includes a rental guarantee for the vacant yard.

Savills' Shaw Harrison **sold** the former Inghams chicken facility and transport yard.

Boarding houses boom

Two private local investors snapped up separate boarding houses with **residential** upside in Bondi Junction for \$2.25 million each.

The 242-sq-m **site** at 2B Ben Eden Street has six self-contained studio apartments while the 272-sq-m Victorian terrace at 89 Old South Head Road offers 11 rooms. Yields are 4.2 per cent and 4.6 per cent respectively.

CBRE's Tony Braham and Simon Lytton brokered the deals.

Oxley \$8.2m **sale**

Sydney boutique fund manager Pipeclay Lawson has scored a 2.1-hectare industrial **property** in Oxley for \$8.215 million on a yield of 7.87 per cent. The 3141-sq-m facility at 141a Boundary Road is leased to Chep Australia on a net annual rent of \$646,500. Colliers International's Adam Wills marketed the previously flood-affected **property**.

Adelaide acquisition

Samwise Holdings **sold** an 1115-sq-m retail **property** at 192-198 Wakefield Street in Adelaide to a private investor for \$3.5 million. On a 4.6 per cent yield, the **site** is leased to AXS31 Pty Ltd trading as Midnight Pharmacy for an annual rent of \$162,000.

CBRE's Will Brown and Ben Heritage negotiated the **sale**.

Melbourne deals

After 77 inquiries, **Chinese** buyer Tom Yang secured a 200-sq-m office suite at Level 1, 620 Bourke Street in Melbourne for just over \$1 million from owner occupiers, SSI Pacific.

CBRE's Tom Tuxworth, Nick Lower and Tim Last brokered the deal.

Melbourne doctor Stephen Jedynak **sold** the Freshwater Medical Centre at 3 Freshwater Place in the Freshwater Place retail arcade to another doctor for \$2.7 million.

Mr Tuxworth, Mr Lower, MR Last and Paul Tzamalidis handled this **sale**.

SMSF buys warehouse

A private self-managed superannuation fund paid \$2.6 million for the 1566-sq-m industrial **property**, Unit 22, 12 Abbott Road in Sydney's Seven Hills.

Industrial Parks of Australia **sold** the new warehouse through Link **Property** Services' John Karlovasitis.

Nightclub **sold**

A local investor has swooped in on a retail investment **property** leased to nightclub Crawdaddy's in the Hastings Street tourist strip at Noosa Heads, Sunshine Coast, for \$1.56 million post auction.

Ray White's John Petralia and Paul Butler **sold** the 363-sq-m tenancy in Bay Village at 29/18 Hastings Street at a yield of 9.29 per cent.

French fare

The shop leased to French furniture retailer Maison Est. in the Northland Homemaker Centre has been **sold** to a private investor for \$5.12 million at auction.

CBRE's Josh Twelftree, Rorey James and Ryan Arrowsmith negotiated the **sale** of the 1080-sq-m retail suite for a private investor at a yield of 6 per cent.

Fairfield office fetches \$2m

Private investors traded a 1827-sq-m office, showroom and warehouse **property** at 40-42 Montefiore Street in Melbourne's Fairfield for \$2.03 million.

The **property** is leased to wheelchair manufacturer Mobility Plus on an annual rent of \$136,485.

Fitzroys' Dean Alexander and David Bourke brokered the **sale**.

\$6m for WA showroom

WA-based MAIR **Property** Funds Limited has acquired its second **property** in Victoria this year at 42 Northey Road in the Lyndhurst Business **Park** in Lynbrook for \$6 million from a private investor.

The 3393-sq m office, showroom and warehouse **property** on a 12,570-sq-m **site** was **sold** subject to 10-year leases to Austral Bricks and One Steel at a combined net annual rent of \$491,876 with options. Savills Chris Jones and Ben Hegerty worked with Facey Industrial on the deal.

Two houses, one **site**

Two separate private sellers have **sold** 5 & 7 Redfern Road in Hawthorn East as a 384-sq-m development **site** to a local developer for \$1.77 million.

The buyer is planning a boutique **apartment** project.

CVA **Property** Consultants' Ian Angelico and Jarrod Moran and co-agent Melbourne **Commercial Group** brokered the deal.

Wynn Locksmiths invested \$2.5 million in a vacant 1083-sq-m office and warehouse at 110 Bell Street, in the Melbourne suburb of Preston.

Butera & **Company's** **sold** it for a private local vendor.

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