District

05 | September 2026 | Development & Residential Insights | Sector Spotlight | Interviews

CBRE

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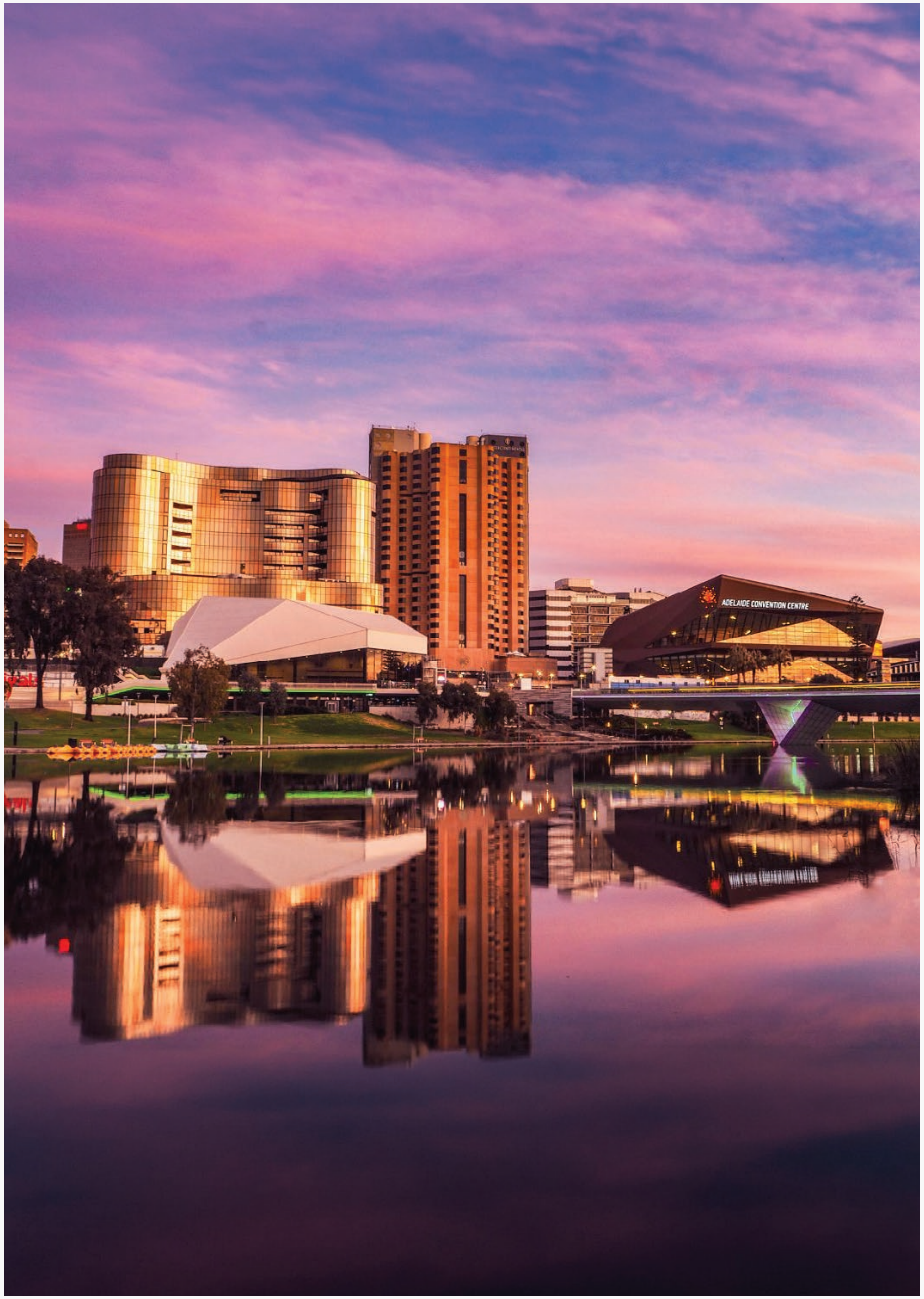


WELCOME

Welcome to District 5.

A milestone worth celebrating headlines this edition. The sale of all five englobo development sites at Northshore Hamilton in Queensland marks a defining moment in the evolution of one of Australia's most significant urban renewal precincts. Delivered on behalf of Economic Development Queensland (EDQ), the campaign attracted strong competition from developers nationwide and paved the way for more than 2,200 new homes along the Brisbane River.

The result also demonstrates the strength of the District platform, bringing together a landmark development opportunity and the buyers best placed to realise its potential. As one of Australia's most significant urban renewal precincts moves closer to reality, Northshore Hamilton stands as a powerful example of what targeted development marketing can achieve.

In this edition, we explore the broader trends shaping development markets across the country. We examine how zoning reforms and planning changes are reshaping feasibility and timelines for developers, and why planning certainty is becoming an increasingly important factor in investment decisions.

We also take a look at the prestige residential market, with a focus on Toorak, Melbourne's most exclusive suburb. A new wave of boutique, hotel-style apartment developments, complete with wellness centres, private lift lobbies and full-floor residences, is capturing the attention of downsizers and professionals drawn to a luxurious lock-up and-leave lifestyle.

Finally, we sit down with Louisa Blennerhassett, Managing Director of our Sunshine Coast office, to hear how she's seeing the market on the ground. With deep roots in the region and a front-row seat to its rapid growth, Louisa offers practical insights into where demand, pricing and opportunity are heading next.

Rhyce Scott
Associate Director
Capital Markets – Private Wealth SA

A Defining Moment for Brisbane's Riverfront

From Vision to Reality: Inside the campaign that sold Northshore Hamilton

For a city built around a river, some of Brisbane's defining moments have come from the reclamation and reinvention of its waterfront. That reinvention is now reaching a new scale, with a significant piece of Brisbane's waterfront set for a new future.

Opportunities capable of helping shape a city's future are increasingly rare. Northshore Hamilton is one of them. Brought to market on behalf of Economic Development Queensland (EDQ) through CBRE's specialist District campaign platform, the five englobo riverfront sites attracted strong interest from developers nationwide, culminating in one of Queensland's most significant development land transactions in recent years.

Northshore Hamilton has long been recognised as one of Australia's most important urban renewal projects. Now, with all five englobo development sites at 60-102 MacArthur Avenue changing hands, the precinct has reached a defining milestone in its evolution.

Collectively spanning 6.117 hectares and offering 571 metres of Brisbane River frontage, the sites have been secured by Red & Co, Joe Adsett Developments, GRAYA, Lancini Property Group and Greyburn. Together, the projects will deliver more than 2,200 new homes, helping shape the future of Brisbane's inner north.

The transaction represents far more than a major land sale. It underscores the growing importance of large-scale, masterplanned communities in meeting the housing needs of Australia's fastest-growing cities, and reinforces Brisbane's emergence as one of the country's most compelling development markets. Its impact, too, extends well beyond the five sites themselves.

Spanning 304 hectares, Northshore Hamilton is expected to accommodate approximately 24,500 residents and deliver up to 14,000 homes at full completion.

Located just six kilometres from Brisbane's CBD, the precinct combines extensive river frontage, connectivity, established amenity and future infrastructure investment, creating the foundations for one of Australia's largest urban renewal communities.

Across the country, large infill sites with genuine capacity for long-term growth are becoming harder to find as cities mature. At the same time, demand continues to grow for neighbourhoods that offer more than a place to live. Buyers are seeking communities that combine housing, employment, recreation and lifestyle amenity in a connected urban environment.

> "Brisbane's residential market has matured, and transactions of this calibre simply weren't possible here a decade ago. Our fundamentals remain extremely strong and that's driving a huge wave of inbound enquiry from investors wanting exposure to this market."

Few Brisbane precincts are better positioned to meet those expectations. Its location along the Brisbane River provides a natural advantage, while planning provisions supporting residential, commercial and retail uses create the opportunity for diverse and vibrant neighbourhoods.

The result is a precinct capable of evolving into a genuine mixed-use destination rather than simply another residential development.


Artist Impression

The strong response from developers speaks to broader confidence in Brisbane's future. Population growth, major infrastructure investment and preparation for the 2032 Olympic and Paralympic Games continue to support the city's transformation, and as Brisbane expands, urban renewal precincts such as Northshore Hamilton are increasingly viewed as opportunities capable of accommodating future growth while enhancing liveability.

While development markets continue to face challenges associated with construction costs and feasibility, demand remains strong for opportunities underpinned by scale, planning certainty and long-term fundamentals. Developers are increasingly focused on securing sites that can support sustained growth over decades rather than individual market cycles and the calibre and depth of competition among purchasers reflected exactly that confidence. For many, the opportunity was not simply about acquiring land, but about participating in the creation of a new community that will reshape a significant stretch of the Brisbane River.

Attention now turns from acquisition to delivery. For a precinct envisioned decades ago, the sale of the five englobo sites marks a pivotal step forward. What comes next will ultimately determine Northshore Hamilton's legacy, but the foundations for Brisbane's next great riverfront community are now firmly in place.

Will Carman
Senior Director, CBRE Capital Markets


Artist Impression

> "Developers recognised that this was not simply a land release. It was a chance to secure a position within one of Australia's most important urban renewal precincts."

District

The Approvals Advantage

Why zoning certainty is one of the biggest levers in development.

For much of the past decade, Australian developers have competed on location. Increasingly, they're also competing on speed, specifically how efficiently a site can move from acquisition through rezoning and approval to a shovel in the ground. As land and construction costs continue to climb, the ability to move quickly through approvals is becoming one of the biggest determinants of where capital lands.

The numbers show why this matters. CBRE's Pacific Real Estate Market Outlook for 2026 found land and construction costs have risen 62% to 77% in key precincts over the past four years, driven by infrastructure investment and supply constraints, a trend CBRE says makes efficient development strategies more valuable than ever. Every month saved in the approvals process is a month of costs avoided, and in a market this tight, that efficiency increasingly determines feasibility.

Federal data reflects the same opportunity. The National Housing Supply and Affordability Council's March 2026 quarterly report noted that construction times, measured from building approval through to completion, remain an area where targeted reform could meaningfully lift delivery nationally, with the Council pointing to zoning reform and new infrastructure investment as key levers. IBISWorld's most recent analysis values Australia's Land Development and Subdivision industry at $18.8 billion in 2026, with analysts linking future growth potential to continued progress on planning and approval reform.

Several states are already showing what that progress can look like. New South Wales has taken the most direct approach, with its Housing Delivery Authority, established in December 2024, empowering the state government to fast-track qualifying developments by declaring them state significant.

The pathway combines rezoning and development assessment into a single process, and the government's own modelling suggests it can shave up to a year off a project's timeline for developments worth $60 million or more in Greater Sydney, or $30 million in regional NSW.

Since its introduction, hundreds of projects and tens of thousands of potential dwellings have entered the pipeline, evidence that when approval pathways become clearer and more predictable, capital responds. It's an early but promising example of a state treating approval speed as a genuine policy lever.

That momentum is already shaping where capital is being deployed. Earlier this year, CBRE was appointed to market multiple retail, commercial and industrial development sites within the Sunshine Coast Airport Gateway Precinct, a master-planned 460-hectare Priority Development Area supported by streamlined approvals through Economic Development Queensland. The precinct has attracted strong investor and developer interest, with its fast-tracked pathway enabling uses ranging from retail, childcare and healthcare through to office and industrial development. It shows how planning certainty can draw capital to a site.

For developers weighing where to commit capital next, the message is straightforward: the sites winning the competition are the ones where the path from purchase to construction is shortest and most predictable. As land costs keep climbing and financing stays expensive, that predictability isn't just a bonus. It's fast becoming the difference between a project that gets built and one that doesn't.

Australian Government
National Housing Supply and Affordability Council

National Highlights[1]

26%	15%	308,000	0.2%	10%
Increase in quarterly building approvals since the Accord started	Increase in quarterly commencements since the Accord started	New homes completed since the Accord started, around one quarter of the target	Higher costs (in real terms) to build new houses since the Accord started	Faster to build new houses since the Accord started

1 NHSAC Quarterly Report – August 2026

District

LUXURY REDEFINED
THE RISE OF PRESTIGE APARTMENT LIVING

Demand for prestige apartments in Australia is climbing sharply, driven by a wave of downsizers and cashed up professionals with deep equity and high expectations. Today's buyers are seeking residences that can genuinely replace the family home, often demanding whole-floor or half-floor apartments with generous living spaces, private lift access, concierge services, premium wellness facilities and secure parking. In many cases, they are moving only a few streets away from the homes they have occupied for decades, determined to remain within the communities and postcodes they know best.

The trend is unfolding against a backdrop of ongoing supply constraints across Australia's apartment sector. With new apartment construction struggling to keep pace with population growth and housing demand, competition for high-quality residential stock continues to intensify, particularly in established prestige suburbs where opportunities for new development remain limited.

For generations, Melbourne's most exclusive suburb, Toorak, has represented the pinnacle of residential prestige, synonymous with grand homes, tree-lined boulevards and some of the nation's most valuable real estate. It is also a benchmark for luxury apartment living, with the suburb's leading projects now approaching $50,000 per square metre.

Sydney's eastern suburbs and lower north shore represent the country's most expensive prestige apartment market. In locations such as Double Bay, Rose Bay, Bellevue Hill and Mosman, downsizers are driving demand for luxury developments that combine large floorplans with five-star amenity and highly sought-after harbour or city views. Many purchasers are unlocking significant equity from long-held family homes and channelling that wealth into residences designed for the next stage of life. Sydney remains the nation's ultra-prime benchmark, with pricing in its top developments exceeding $100,000 per square metre, underscoring just how far buyers are willing to go for scarcity and location.

Brisbane's prestige apartment market has moved into the same bracket as Melbourne's, with leading riverfront projects also approaching $50,000 per square metre. Precincts including New Farm, Teneriffe and Hamilton continue to attract affluent owner-occupiers seeking premium lifestyle offerings close to dining, retail and recreation amenity.

Meanwhile, Perth's western suburbs and Adelaide's eastern corridor are seeing growing interest in boutique luxury developments targeting the same demographic.

Furthermore, these are cashed-up buyers. Nationally, PEXA's Cash Purchases Report found 28.5 per cent of all residential property sales were settled entirely in cash. In Australia's most affluent suburbs, that figure generally climbs above 40 per cent, with places like Toorak, Bellevue Hill and New Farm among those where properties are increasingly bought outright without a mortgage.

What unites these markets is scarcity. Large development sites within established prestige suburbs are becoming increasingly difficult to secure, while planning restrictions and elevated construction costs are limiting the delivery of new projects. As a result, developments capable of delivering genuinely large-format luxury residences are attracting strong buyer interest before construction has even commenced.

For developers, the downsizer market has become a central consideration in project design. Apartment layouts are growing larger, amenities more sophisticated and service offerings more personalised, as developers seek to replicate the qualities traditionally associated with prestige housing.

The result is a new definition of luxury. For a growing cohort of wealthy Australians, prestige is no longer measured by the size of the backyard or the number of rooms under one roof. It is defined by exceptional design, security, convenience and the ability to remain in a prized location while enjoying a lifestyle free from the demands of maintaining a substantial family home.

This is unfolding against a backdrop of constrained housing supply more broadly. CBRE forecasts Australia will deliver around 60,000 apartments annually between 2025 and 2029, well below the estimated 75,000 apartments required each year to meet underlying demand.

As Australia's population continues to age and premium development opportunities become increasingly scarce, the influence of the luxury downsizer looks set to grow. In the nation's most exclusive suburbs, the future of prestige living may not be found behind the gates of a grand estate, but several floors above it.

District

CASE STUDY

How District Secured $7.1 Million for a Rare West End Asset

85 Ryan Street, West End QLD

District

Rare Inner-City Block of 8 Self-contained Units

A fully consolidated block of eight self-contained units on a single 1,153sqm landholding is increasingly hard to find in Brisbane's inner city, let alone in one of its most tightly held riverside suburbs. A targeted District campaign turned that scarcity into competitive buyer demand, securing a sale price of $7.1 million for 85 Ryan Street and demonstrating how the right strategy can convert a unique asset into an exceptional result.

The property comprised eight self-contained units (4 x 2 bedrooms, 4 x 3 bedrooms), positioned on a 1,153sqm landholding within the tightly held suburb of West End. The campaign delivered a scarce consolidated block of units to market in one of Brisbane's most vibrant suburbs, achieving a sale price of $7.1 million.

Located on a ridge above the river, four units enjoy river views, with future development up to 4 storeys (STCA) offering further river outlook, a key value driver the District campaign brought to the forefront for prospective buyers.

Riverbank, an architect-designed block of 8 light-filled apartments, has undergone extensive renovation with no expense spared, yet retains its 1960's retro character. Allocated onsite undercover parking for each unit and surrounding greenery providing privacy and views from every window were positioned as standout features throughout the campaign.

The property's proximity to West End's core amenity, including the West End Ferry Terminal, bus transport hub and Montague Road retail strip, was central to the marketing strategy, highlighting access to national retailers, supermarkets, fitness facilities, the West End Farmers Market, cafes, dining, parks and riverwalks.

With the University of Queensland a short one-stop ferry ride away, the campaign underscored the amenity-rich environment driving consistent tenant demand.

The campaign also drew strength from the fundamentals of the West End market itself. With a population of approximately 13,500 residents and immediate proximity to the Brisbane CBD, the suburb offered District a compelling story to put in front of buyers. Strong market growth, with median house prices up 20% over the last year to $2,070,000 as at 2026, and median unit prices up 19.5% to $920,000, gave buyers confidence in the asset's long-term value and fuelled competitive tension throughout the campaign.

With a gross annual income of $454,532, the strength of the income-backed opportunity, combined with a targeted District campaign, secured a result reflecting genuine buyer demand for a rare and scarce asset.

Key Property Information

Gross Income
$454,532 p.a.*

Land Area
1,153 sqm*

Sale Price
$7,100,000

SOLD
Sale Date
June 2026

Principal Sales Agents

CBRE

Will Carman
0477 666 355

John Nucifora
0490 196 034

*Approx

In Conversation

With nearly two decades of experience in commercial property, Louisa heads up one of the Sunshine Coast's largest commercial real estate offices.

Having spent the first decade of her career on the landlord side with major property groups before moving into agency almost a decade ago, she has built a reputation for her broad sector expertise spanning development, retail, office, industrial, tourism and healthcare assets.

You moved from the landlord side of the industry into agency in 2017. What prompted that shift, and how has that experience shaped the way you work today?

Having spent more than a decade working for landlords, moving into agency felt like a natural next step and an opportunity to apply that experience from a different perspective.

My landlord background has given me a strong understanding of what clients need from their advisors, from governance and reporting through to risk management and long-term value creation. It also helps me appreciate the competing priorities involved in major property decisions and deliver advice that is practical and aligned with broader business objectives.

You've worked across an unusually diverse range of asset classes, including golf courses, hotels, tourism and accommodation, retail, office and industrial. Is there a sector you find yourself particularly drawn to, and why?

I've always been drawn to projects that are a little more complex or out of the ordinary. They present unique challenges and are often the most rewarding transactions when you achieve a successful outcome.

More recently, I've developed a strong interest in the healthcare sector and expect to spend more time in that space across Queensland.

It's a growing market with a diverse range of property types, ownership structures and investment opportunities, which makes it particularly interesting.

Is there a particular deal or project from your career that stands out as a highlight, and what made it memorable?

One of the most memorable transactions was the sale of Kabi Organic Golf Course and Orchard, a 126-hectare property near Boreen Point developed by Billabong founder Rena Merchant as one of the world's first fully certified organic golf facilities.

What made it particularly memorable was not only the uniqueness of the asset itself, but also the strong connection the owner had to the property and the satisfaction of helping achieve a successful outcome. It's a property I've had the opportunity to sell twice throughout my career, and it has been a privilege on both occasions.

As Managing Director, you're overseeing one of the Sunshine Coast's largest commercial agencies. How would you describe your leadership style, and how has the role evolved as the business has grown?

My leadership style is collaborative and supportive. I enjoy bringing people together, recognising individual strengths and creating an environment where everyone can perform at their best.

I encourage people to be themselves and contribute in a way that feels natural, while keeping the team aligned around a common purpose. As the business has grown, I've become even more aware that I can't be an expert in everything. Success comes from surrounding yourself with talented people, trusting them to do what they do best and creating the conditions for them to succeed.

The Sunshine Coast has experienced significant growth over the past decade, particularly around the Maroochydore CBD. How do you see that development reshaping the region's commercial property landscape?

The Maroochydore CBD has fundamentally changed perceptions of the Sunshine Coast as a commercial destination. We're seeing greater corporate presence, along with a broader and more sophisticated investor base than we've traditionally seen in the region. Importantly, the development is creating opportunities for local businesses and professionals to grow and expand without needing to relocate to a major capital city, helping to strengthen and diversify the region's economic base.

Looking ahead, where do you see the biggest opportunities on the Sunshine Coast, and what should investors and occupiers be watching closely?

The Sunshine Coast continues to benefit from very strong fundamentals. Supply remains constrained across most sectors, while population growth continues to support demand, creating favourable conditions for both investors and occupiers.

Industrial remains one of the sectors I find most attractive, given the ongoing supply shortages and demand drivers. At the same time, the region's lifestyle appeal and tourism strength should continue to support growth in the retail sector, making both areas worth watching closely over the coming years.

Looking back over nearly two decades in property, what's a lesson from early in your career that still guides you today?

Early in my career, someone told me I was "too nice" for the property industry, and for a while I worried that might hold me back. Over time, I've become comfortable with being myself rather than trying to fit a stereotype.

I've learned that openness, honesty and authenticity are strengths, not weaknesses. Those values have served me well throughout my career and shown me that it's possible to achieve success while staying true to who you are.

Louisa Blennerhassett
Managing Director, Capital Markets, Sunshine Coast

District

Landmark Development Opportunity

Nerang QLD, 829 Southport Nerang Road

Hinterland Nerang

A once-in-a-generation opportunity to help shape the future of one of the Gold Coast's fastest-growing communities.

Invest Gold Coast, on behalf of the City of Gold Coast, invites Expressions of Interest from experienced development partners to deliver Hinterland Nerang, a new mixed-use community and lifestyle precinct on the former Nerang Administration Centre and Bicentennial Centre site.

The 7.9-hectare* site is positioned in the heart of Nerang, within walking distance of established retail, commercial, community and transport infrastructure. The precinct benefits from connectivity to the M1 Motorway, the future Coomera Connector, Nerang Rail Station, major bus services and the Nerang town centre.

The project is proposed to be delivered through a land-for-infrastructure partnership model under a Development Agreement. The successful development partner will lead the master planning, design and delivery of a high-quality destination connecting lifestyle, work and community.

The redevelopment is expected to integrate:

- A contemporary Hinterland Gateway Community Hub and civic infrastructure
- Diverse housing opportunities
- Commercial and employment-generating uses
- Food and beverage offerings and activated ground-floor uses
- New public spaces, landscaping and enhanced civic amenities
- Improved connectivity and placemaking outcomes

Property Highlights

Site Area	7.9 ha*
Mixed-use precinct opportunity	
Community hub and public realm	
Land-for-infrastructure partnership model	

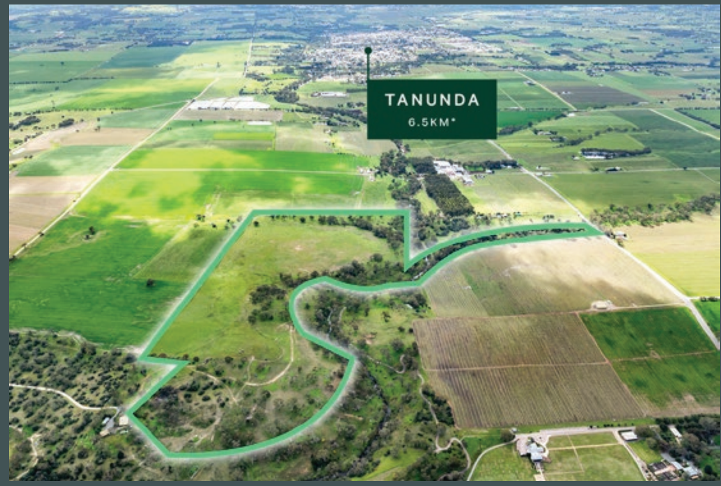
Expressions of Interest

Closing Friday 2 October 2026

Contact

Mark Witheriff
0439 038 100

* Approx



Barossa Valley Development Opportunity

Rowlands Flat SA, Lot 404 Barossa Valley Way

Pre-Approved Luxury Accommodation Project within Thriving Tourism Region

Positioned within the Barossa Valley, one of Australia's most renowned wine and tourism regions, Lot 404 Barossa Valley Way presents an exceptional opportunity for a future development to capitalise on the growing tourism and hospitality demand.

Spanning approximately 46 hectares, this substantial landholding occupies a strategic position surrounded by the Tanunda Pines Golf Club, renowned wineries in St Hugo and Jacobs Creek, as well as the Novotel Barossa Valley Resort.

The property benefits from an existing development approval for luxury accommodation, providing the incoming purchaser a rare 'shovel-ready' opportunity. The approved project is designed to leverage the sites natural landscapes and strategic positioning among a thriving tourism hub.

The Barossa Valley region welcomes approximately 244,000 overnight visitors and generates $287 million* in visitor expenditure, highlighting the feasability of a development of this nature.

The site enjoys close proximity to Tanunda, the Barossa's key commercial and lifestyle hub, comprising a range of health and educational facilities, while complemented by high quality retail, dining and hospitality offerings. Located just six minutes' drive via Barossa Valley Way, or alternatively a 20-minute bike ride along the renowned Barossa Trail that traverses the property, future visitors will enjoy seamless access to surrounding amenity while immersing themselves in the relaxed lifestyle and natural beauty of the Barossa Valley countryside.

Property Highlights

Site Area	46.12 Ha*
Zoning	Rural / Tourism Development
Approvals	Existing approval for luxury accommodation

Expressions of Interest

Closing 4pm (ACST) Thursday 15 October 2026

Contact

Rhyce Scott
0422 960 585

Ned Looker
0448 689 573

RLA 208125

* Approx

Master Planned Zoned Development Site

Waitpinga SA, Lot 2 Mill Road

Substantial 86,600sqm* Development Site

A substantial development opportunity positioned along the rapidly evolving southern Fleurieu Peninsula, Lot 2 Mill Road, Waitpinga presents a rare opportunity to secure an 86,600sqm* development site along South Australia's most sought-after coastal destinations. Boasting elevated views across Encounter Bay and an enviable location between the regions pristine coastline and rolling hills, the property is ideally placed to capitalise on the continued growth of the Victor Harbor and Greater Fleurieu region.

The site is currently zoned Master Planned Neighbourhood and is included in the Emerging Activity Centre zoning, showcasing the sites enormous development potential. With nearby infrastructure development and a growing population, the site offers a unique opportunity for residential, retail, commercial, tourism or lifestyle development outcomes (STCC).

Located within the City of Victor Harbor, Lot 2 Mill Road is strategically positioned on the Fleurieu Peninsula, one of South Australia's most sought-after coastal and lifestyle regions. Commanding views over Encounter Bay, the property is situated approximately 71km* south of Adelaide CBD.

The City of Victor Harbor operates as the economic centre of the southern Fleurieu and supports a residential population of 17,124, with the population nearly doubling during the summer months.

The City of Victor Harbor is one of South Australia's fastest growing regional communities with steady population growth driven by retirees and young families drawn to the relaxed coastal lifestyle. Long-term projections show The City of Victor Harbor's population set to double to 36,000* by 2051.

Property Highlights

Site Area	86,600sqm*
Zoning	Master Planned Neighbourhood
Frontage	Over 210 metres* to Mill Road

Expressions of Interest

Closing 4pm (ACST) Thursday 15 October 2026

Contact

Rhyce Scott
0422 960 585

Ned Looker
0448 689 573

RLA 208125

* Approx

3,414sqm* Across Four Separate Titles

Seven Hills NSW, 11, 13, 15 & 17 George Street

Prime Seven Hills Infill Opportunity

11, 13, 15 and 17 George Street presents a substantial 3,414sqm* infill landholding across four separate titles*, strategically positioned in the heart of Seven Hills and only 350m* from Seven Hills Station.

The four separate titles provide a level of flexibility rarely available in an established infill location, allowing purchasers to consider the landholding as a whole or explore staged and individual outcomes across the property (STCA).

The property is particularly well suited to places of public worship and community facilities, while also offering strong potential for multi-dwelling housing, seniors living, residential aged care, shop-top housing and other residential uses (STCA).

With approximately 58m frontage to George Street and 57m to Clancy Lane*, the property benefits from substantial dual frontage and excellent accessibility. Seven Hills Station is only 350m* away, with direct T1 Western Line services to Parramatta and the Sydney CBD, while Seven Hills Plaza is within 800m* and provides convenient access to established retail and amenity.

Property Highlights

Site Area	3,414sqm*
Titles	Four Separate Titles
Zoning	R4 High Density Residential
Frontage	58m* George Street / 57m* Clancy Lane
Seven Hills Station	350m*

Expressions of Interest

Contact

Ray Ahsan
0402 270 888

Lord Darkoh
0434 675 724

* Approx

Major Commercial Infill Development Opportunity

Mulgrave NSW, 8 Groves Avenue

newpoint ADVISORY

Receiver Sale

CBRE, as exclusive agents under instructions from Newpoint Advisory as Receiver and Manager, is pleased to offer for sale 8 Groves Avenue, Mulgrave NSW, a highly unique opportunity to acquire one of the largest undeveloped E3 Productivity Support zoned properties within the tightly held McGraths Hill commercial, industrial and retail precinct.

Comprising a substantial 7,330sqm* landholding, the property benefits from approximately 259m of combined frontage across three streets*, together with multiple access points providing significant flexibility for future development, subdivision and occupation outcomes (STCA)

Strategically positioned within Sydney's dynamic North West Growth Corridor, approximately 45 kilometres from the Sydney CBD and in proximity to major employment, transport and population growth centres including Rouse Hill, Norwest, Marsden Park and Western Sydney Airport.

Property Highlights

Site Area	7,330sqm*
Zoning	E3 Productivity Support
Development Status	Existing DA Approval
Frontages	259m*

Expressions of Interest

Closing 3pm (AEDT) Thursday 8 October 2026

Contact

Lord Darkoh
0434 675 724

Brendan Wein
0431 618 086

Alex Mirzaian
0400 523 523

* Approx

51-Lot Residential Development Site

Oakville NSW, 2 Harkness Road

DA Approved | SWC Imminent | All Services Connected

CBRE, on behalf of Silverstone Group, is pleased to present 2 Harkness Road, Oakville, a highly progressed residential development opportunity positioned for near-term delivery. Occupying a substantial 20,233sqm infill landholding*, the site benefits from DA approval for 51 residential lots, with an attractive average lot size of 304sqm*. With the Subdivision Works Certificate (SWC) imminent and all services connected, much of the planning and approval pathway has been progressed, providing an incoming purchaser with the opportunity to move quickly towards development. Positioned within the rapidly evolving Oakville residential market, the property is surrounded by significant new housing development and an expanding level of retail, education and recreational amenity, reinforcing the area's continued transformation into an established residential community. Carmel Village Shopping Centre, Oakville Public School, Oakville Reserve and Scheyville National Park are all located within the surrounding area. With the SWC imminent, connected services and a strategic infill location, 2 Harkness Road represents a compelling opportunity to acquire a highly progressed residential subdivision within one of Northwest Sydney's key growth markets.

Property Highlights

Site Area	20,233sqm*
Zoning	R3 Medium Density Residential
Development Status	DA Approved / SWC Imminent
Services	All Services Connected

Expressions of Interest

Closing 4pm (AEDT) Thursday 22 October 2026

Contact

Ray Ahsan
0402 270 888

Lord Darkoh
0434 675 724

* Approx

High Yielding Entry Level Freehold Unit Block

Goulburn NSW, 102 Sloane Street

Low Vacancy Rate Area

Set on a substantial 1,070sqm* landholding, 102 Sloane Street, Goulburn presents an impressive block of a 5 units within R1 General Residential zoning. Refurbished in 2024, this well-presented investment delivers multiple streams of income and attractive depreciation benefits under the security of single-title ownership.

Goulburn is anchored by a comprehensive retail and services core along Auburn Street, together with community infrastructure including Goulburn Base Hospital, TAFE, the NSW Police Force Academy, and Goulburn Correctional Centre. Positioned in the established residential heart of Goulburn, the property sits within walking distance of everyday essentials, including Goulburn South Public School just 390m* away plus the Woolworths-anchored Goulburn Marketplace and Goulburn Train Station just 900m* away.

Underpinning the investment case, Goulburn's rental vacancy rate sits at just 1.32%, well below the Sydney average and pointing to sustained tenant demand and rental resilience.

Property Highlights

Site Area	1,070 sqm*
Unit Breakdown Bed / Bath / Car	Unit 1: 2 / 1 / 1 Unit 2: 2 / 1 / 1 Unit 3: 2 / 1 / 1 Unit 4: 1 / 1 / 1 Unit 5: 2 / 1 / 1
Gross Income*	$110,240 pa*

Expressions of Interest

Closing 4pm (AEDT) Thursday 22 October 2026

Contact

John Ingui
0486 011 406

Luke Williams
0474 258 379

Oliver Thompson
0474 258 379

* Approx

High Profile Site with Hotel Licence & Gaming Entitlements

Windsor NSW, 25 Bridge Road

Receiver Sale

CBRE as exclusive agents under instructions from Newpoint Advisory as Receiver and Manager, is pleased to offer for sale 25 Bridge Street, Windsor NSW, an exceptional 4,037sqm* corner landholding incorporating the former Jolly Frog Hotel, together with a NSW hotel licence and gaming machine entitlements.

The former Jolly Frog is an iconic and well-known Windsor property, having operated for many years as a popular local pub and remaining highly recognised within the local community. While the property has been impacted, the existing building structure remains, presenting an opportunity for an incoming purchaser to explore the refurbishment and revival of the former hotel, or alternatively reposition or redevelop the site (STCA).

Occupying a highly prominent corner position with approximately 147m of frontage to Bridge Street and Macquarie Street*, the property benefits from significant main road exposure to passing traffic travelling through Windsor and between the Hawkesbury, Sydney's North West and surrounding regional areas.

Property Highlights

Site Area	4,037sqm*
Zoning	E2 Commercial Centre
Dual Street Frontage	147m*
Improvements	NSW Hotel licence & Gaming entitlements

Expressions of Interest

Closing 3pm (AEDT) Tuesday 13 October 2026

Contact

Lord Darkoh
0434 675 724

Ray Ahsan
0402 270 888

* Approx

Prime CBD Gateway Development Site

Adelaide SA, 1 North Terrace

Once-in-a-Generation CBD Corner

Positioned at the most prominent gateway to Adelaide's CBD, 1 North Terrace presents one of Adelaide's most compelling large scale development opportunities in recent time.

Occupying a strategic corner position with frontage to North Terrace and West Terrace, the substantial 4,060sqm* site sits within a globally recognised concentration of health, research and education infrastructure, anchored by the Royal Adelaide Hospital, SAMHRI building and Adelaide University facilities.

Formerly occupied by the iconic Newmark Hotel, the asset is being offered to the market with vacant possession allowing for immediate development upon settlement. Development approval was previously granted for a 2-tower, 32-level mixed use development offering a rare, de-risked development pathway, while underpinning the flexibility and potential of the site under its Capital City zoning.

Property Highlights

Site Area	4,060sqm*
Zoning	Capital City
Tenure	Vacant Possession
Approvals	2-Tower, 32-Storey Development

Expressions of Interest

Closing 4pm (ACST) Thursday 22 October 2026

Contact

Ned Looker
0448 689 573

Oliver Grivell
0478 069 579

Sandro Peluso
0418 389 757

RLA 208125

* Approx

Tightly Held 2,238sqm* Warrigal Road Corner

Cheltenham VIC, 148-150 Keys Road

94m* Combined Street Frontage

The property features a significant 2,238sqm* corner landholding with 94m* of combined street frontage to Warrigal Road and Keys Road, providing an opportunity to reposition a high profile landholding along one of Melbourne's most important south-east thoroughfares.

Surrounded by an exceptional concentration of national operators including McDonald's, Hungry Jack's, Shell, Subway, BP, Bunnings, Repco, Fantastic Furniture, Total Tools, RSEA Safety and Chemist Warehouse, one of Melbourne's most active and proven commercial and retail corridors.

An active large-scale storage facility development is within the immediate zone, reflecting the precinct's ongoing evolution and growing developer confidence.

Moorabbin Airport, Westfield Southland, DFO Moorabbin and the Dingley Bypass all within close proximity, underpinning strong connectivity to the broader south-eastern metropolitan network.

Property Highlights

Site Area	2,238sqm*
Frontage	94m* Total Frontage
Zoning	Flexible Zoning

Expressions of Interest

Closing 2pm (AEST) Thursday 1st October 2026

Contact

Scott Hawthorne
0400 861 048

Nathan Mufale
0421 224 354

Jing Jun Heng
0411 059 116

* Approx

District

Rye's Busy Retail & Commercial Strip

Receivership Sale | 1,459sqm* Corner Landholding

Rye VIC, 2495 Point Nepean Road

Prime Point Nepean Road Opportunity

The property features a significant 1,459sqm* corner landholding boasting 80m* of combined street frontage, comprising 30.48m* to Point Nepean Road and 49.67m* to Elgan Avenue, providing exceptional visibility and flexible dual-street access.

Vacant and fully cleared site, no demolition costs, with the site ready for an incoming purchaser to develop without delay (STCA).

Metres from Rye's main retail & commercial strip, with established township amenity including Woolworths, Rye Hotel, Rye RSL, Australia Post and the Rye foreshore all within close proximity.

The property is ideally located along Point Nepean Road, the primary arterial connecting Melbourne to the tip of the Mornington Peninsula, carrying strong year-round vehicle movements that surge significantly during summer and long-weekend holiday periods.

Rye is one of Victoria's most visited coastal destinations, with the Mornington Peninsula tourism region receiving 8 million annual visitors**, underpinning sustained demand for services and commercial activity along the Point Nepean Road corridor.

Property Highlights

Site Area	1,459sqm*
Frontage	80m* Dual Frontage

Expressions of Interest

Closing 2pm (AEST) Wednesday 30 September 2026

Contact

Nathan Mufale
0421 224 354

Scott Hawthorne
0400 861 048

Jing Jun Heng
0411 059 116

* Approx

Landmark Toorak Village Development Opportunity

Toorak VIC, 39-41 & 43 Ross Street

Prominent 1,375sqm* development opportunity offered as one combined holding in the heart of Melbourne's most prestigious and tightly held residential suburb

Strategically positioned within the highly sought-after Toorak Village precinct, surrounded by Melbourne's premier retail, hospitality, lifestyle and commercial amenity

Comprising 39-41 Ross Street (974sqm)* and 43 Ross Street (401sqm)*, delivering a substantial landholding with 31 metres* of street frontage

Dual zoning across the combined holding, including Housing Choice & Transport Zone (HCTZ) and Commercial 1 Zone (C1Z), providing exceptional planning flexibility (STCA)

Positioned within what is becoming a generational transformation of Toorak Village, surrounded by major luxury developments including Orchard Piper's $400 million One Toorak Place development

A rare opportunity to secure an irreplaceable landholding capable of accommodating premium sales rates in one of Australia's most prestigious urban villages (STCA)

Property Highlights

Site Area	1,375sqm*
Zoning	HCTZ & C1Z

Expressions of Interest

Contact

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* Approx

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