

FOR SALE

HIGH EXPOSURE CORNER SITE CLOSE TO THE SYDNEY CBD

183 ST JOHNS ROAD, FOREST LODGE NSW



Exclusive Agent
Ashham Agencies

183 ST JOHNS ROAD FOREST LODGE NSW

Ashham Agencies is pleased to offer, for sale by auction, 183 St Johns Road, Forest Lodge NSW 2037. This is your perfect opportunity to purchase an entry level high exposure corner site, for immediate occupation or future development, this close to the Sydney CBD.

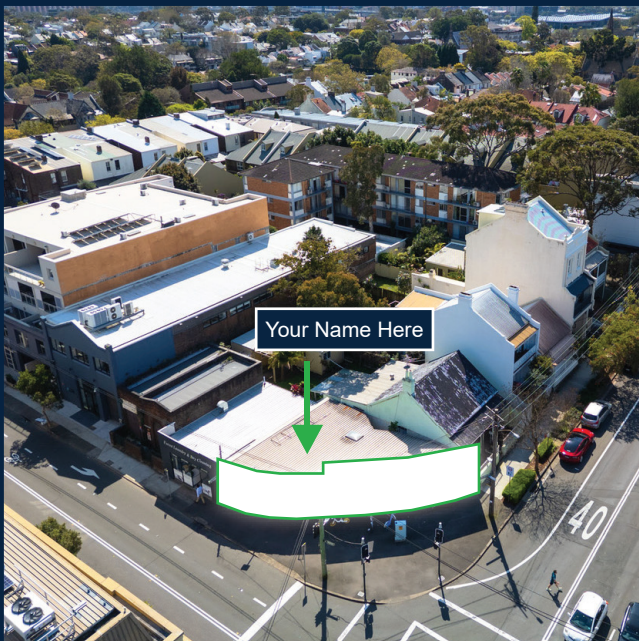
INVESTMENT SUMMARY

183 St Johns Road, Forest Lodge offers a high exposure corner site with an extensive street frontage. The site provides an entry level commercial opportunity close to the Sydney CBD, Barangaroo, the new Sydney Fish Markets, and a number of well know institutions including Universities (Sydney University, UTS and the University of Notre Dame) as well Royal Prince Alfred Hospital.

KEY FEATURES

- Lot 1 in DP 190641
- Area 119* m²
- Splay corner - St Johns Road and Ross Street intersection - offering fantastic frontage
- High exposure
- Single level former hall (approx. 105* m²)

*Approx.



LOCATION

183 St Johns Road provides a high profile location within the vibrant suburb of Forest Lodge. Forest Lodge is conveniently located on the doorstep of the Sydney CBD and is therefore easily accessible to a strong and affluent demographic catchment. The property offers convenient access to entertainment, shopping, employment, transport plus a diverse range of well-known health and education establishments at your doorstep.

Sydney CBD

2.8 km*

Barangaroo

3.7 km*

New Sydney Fish Markets

1.5 km*

Crown Casino

4 km*

Darling Harbour

2.6 km*

Central Station

2.4 km*

Paramatta Road

250 m*

Sydney University

270 m*

University of Notre Dame

2.0 km*

University of Technology

1.6 km*

Royal Prince Alfred Hospital

1.1 km*

Eveleigh Technology Park

4.0 km*

Broadway Shopping Centre

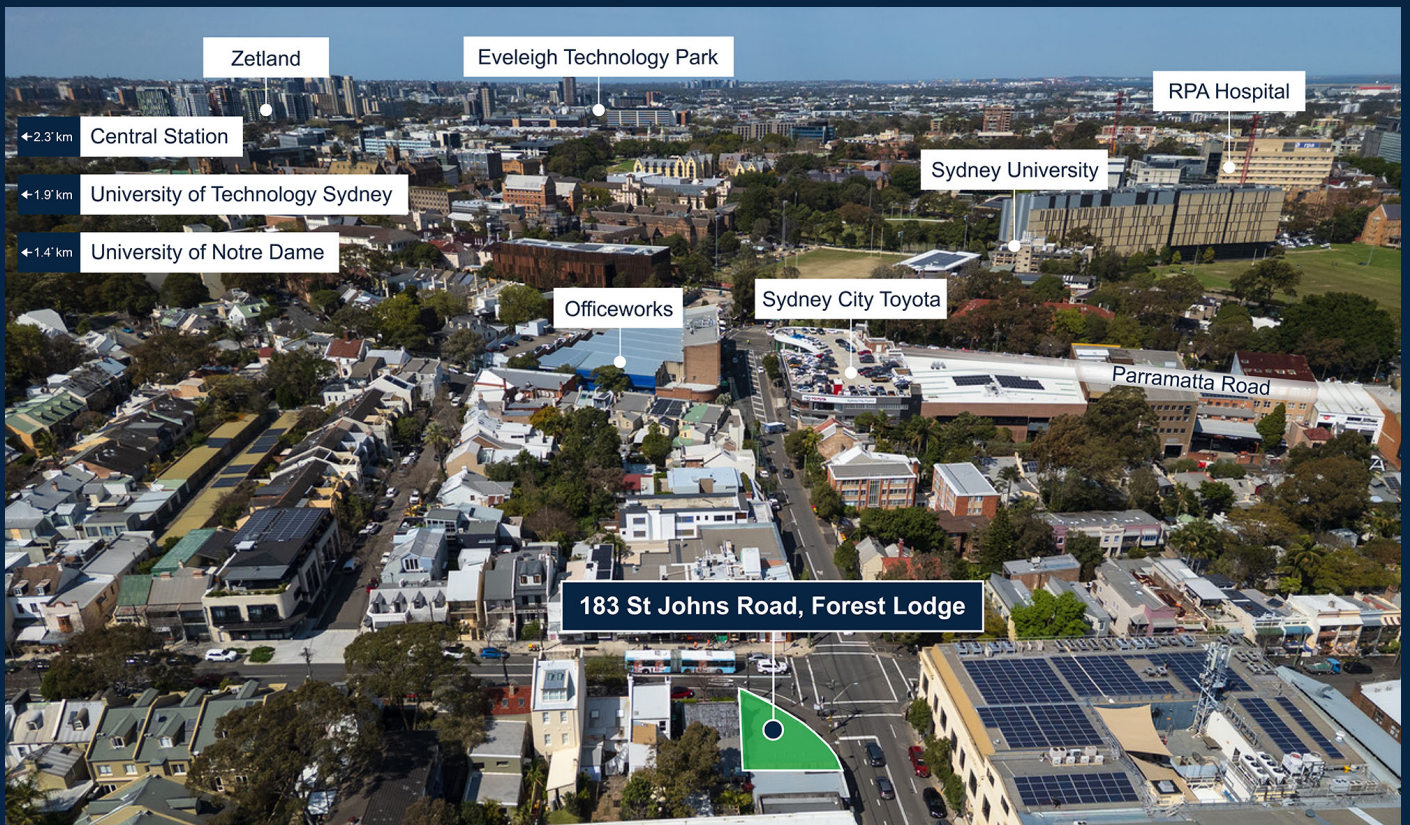
1.2 km*

Central Park Shopping Centre

1.8 km*

Tramsheds (Shopping Centre)

1.3 km*



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THE SITE

Irregular shaped site with an extensive splay frontage (approx. 19* m) to the corner of St Johns Road and Ross Street. The site extends to an area of 119* m² (approx.)



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ZONING

The property is zoned: E1 Local Centre under the provisions of Sydney LEP 2012. The site provides for a Floor Space Ratio of 1.5:1 and maximum height of 12 metres.

Objectives of zone (Extract from Sydney LEP 2012)

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To maximise public transport patronage and encourage walking and cycling.

Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in items 2 and 4 of the LEP.

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IMPROVEMENTS

The property offers the opportunity for redevelopment or short term use of the existing improvements, being a single level former Scouts Hall. This accommodation includes an open plan recreation area, storage/office areas and kitchen/meals area.



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THE PROCESS

For Sale by Public Auction

10:30 am Thursday 2nd April 2026

Cooley Auction Rooms, Double Bay
Level 1, 29-33 Bay Street
Double Bay NSW 2028

INSPECTIONS

By Appointment.

PREFERRED TERMS

10% Deposit and 42 day settlement.

CONTACT EXCLUSIVE AGENT

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