

# GUNNING



## 1/28 Keats Avenue Rockdale NSW

Gunning Real Estate is pleased to present this brand new cafe/office/medical/retail space located on the ground floor of a mixed-use apartment building.

The property is situated within 500 metres from Rockdale railway station, and within 450 metres from Rockdale Plaza. Main retail strips are just a short stroll away.

### KEY FEATURES

- \* Internal area - 79sqm (approx.)
- \* 2 secure car spaces
- \* Access to disabled toilet
- \* Disabled access
- \* Extensive glass frontage
- \* Ample street parking
- \* Great natural light
- \* Potential for outdoor dining (STCA)

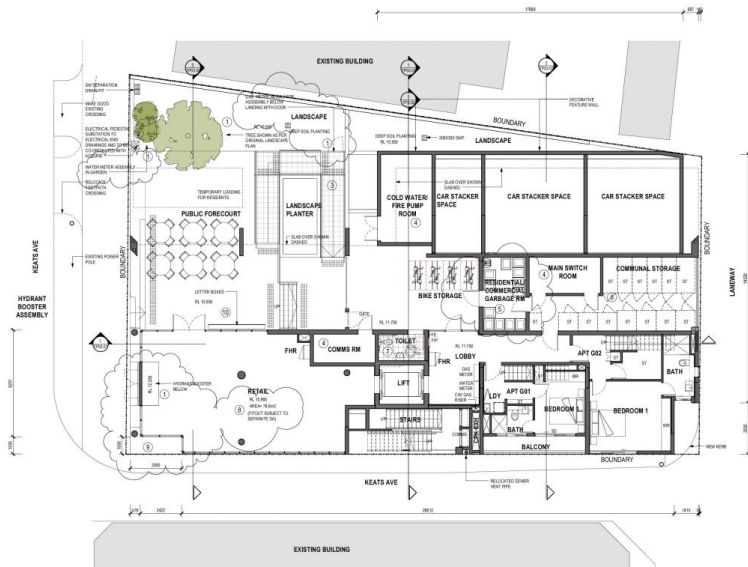
**Building Size** : 79 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/rockdale/commercial/retail/5731281>



**James McKenny**  
(02) 9310 9208



**William Wu**  
02 9698 0222



- SCHEDULE OF CHANGES IN THIS DRAWING**
1. REQUIRED SERVICES REMOVED FROM THE MW AREA OF THE SITE AND RELOCATED AS FOLLOWS: HYDRANT BOOSTER IN FRONT OF RETAIL SHOP, WATER METER IN GARDEN BED, ELECTRICAL PEDESTAL, GAS METER BELOW RAMP LANDING.
  2. AN ELECTRICAL PEDESTAL ALSO ADDED TO THE MW AREA OF THE SITE.
  3. ADAPTABLE ACCESS RAMP REARRANGED TO ALLOW HEADROOM TO CARBARY AREA BELOW (ADAPTABLE PARKING). NEW LANDSCAPE AREA ADDED TO THE MIDDLE OF THE RAMP TO COMPENSATE FOR AREA LOST DUE TO THE COLD WATER FIRE PUMP ROOM.
  4. REQUIRED SERVICES ROOMS ADDED TO THE FLOOR LAYOUT.
  5. RESIDENTIAL AND COMMERCIAL GARAGE ROOMS COMBINED TOTAL 12 BINS.
  6. COMMUNAL STORAGE REARRANGED TO ALLOW FOR MAIN SWITCH ROOM.
  7. TOILET IN RETAIL AREA MADE ACCESSIBLE FROM THE OUTSIDE FOR MAINTENANCE.
  8. RETAIL AREA ADDED.
  9. CORNER SIGHT LINE RELOCATED AS PER DA.
  10. LETTER BOXES RELOCATED.

- REVISIONS**
- | NO. | DATE     | DESCRIPTION              | BY | CHKD |
|-----|----------|--------------------------|----|------|
| A   | 15.04.18 | SECTION 99 SUBMISSION 42 | TP | TP   |
| B   | 16.04.18 | SECTION 99 SUBMISSION    | TP | TP   |
- REVISIONS**
- | NO. | DATE     | DESCRIPTION                         | BY | CHKD |
|-----|----------|-------------------------------------|----|------|
| 1   | 15.04.18 | REVISIONS TO BE MADE TO THE DRAWING | TP | TP   |
| 2   | 16.04.18 | REVISIONS TO BE MADE TO THE DRAWING | TP | TP   |

**DISCLAIMER**  
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**REVISIONS**

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A	15.04.18	SECTION 99 SUBMISSION 42	TP	TP
B	16.04.18	SECTION 99 SUBMISSION	TP	TP

**PROJECT TITLE**  
 Mixed Use Development  
 28-30 Keats Avenue, Perthshire

**DRAWING TITLE**  
 GROUND LEVEL FLOOR PLAN

**SCALE**  
 1:100

**PROFESSIONAL**  
 214207

**DATE**  
 2018

**DRAWN BY**  
 TP

**CHECKED BY**  
 TP

**APPROVED BY**  
 TP

**PROJECT NO.**  
 214207

**CLIENT**  
 LOCAL CITY COUNCIL

**ADDRESS**  
 28-30 Keats Avenue, Perthshire

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