

## For Sale 3,078sqm Surplus Church Property

New Farm

savills



### For Sale

166 Sydney Street, New Farm QLD

- Former Sydney St Theatre & River City Church
- Adjacent to New Farm Park
- 3078sqm land area approx.
- 2,468sqm existing building approx. plus 40 car parking bays
- Frontage: 59metres approx to Sydney Street
- Zoned: MR - Medium Density Residential
- Allowable Height up to 4 storeys
- Allowable Density: GFA up to 125% of the land area

A report is available at: [commercialpropertysearch.savills.com.au/qldcitysales](http://commercialpropertysearch.savills.com.au/qldcitysales)  
 Surplus Church Property FOR SALE Closing date for offers 5:00pm 27 October

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## Prominent 1,050sqm MP2 Property allowing up to 20 storeys

South Brisbane

savills



### For Sale

77 - 79 Grey Street, South Brisbane QLD

- 1,050sqm land area approx
- Two level 1500sqm commercial character building
- Located directly opposite GoMA, Queensland Art Gallery, QPAC & South Brisbane Train Station
- Zoned Multi Purpose Centre - MP2 - Major Centre allowing up to 20 levels

A report is available at: [commercialpropertysearch.savills.com.au/qldcitysales](http://commercialpropertysearch.savills.com.au/qldcitysales)  
 FOR SALE Closing date for offers 5:00pm 20 October 2011

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# Hi-tech outfit plugs into HQ



**BETTER TO BUY:** Paul Anderson, principal of Catalyst, and Damian Cavanagh of Electronic Living at the new Virginia headquarters. **Picture:** David Kapernick

### Phil Bartsch

A BRISBANE specialist in home automation and high-end electronic lighting, security and entertainment systems has paid \$1.02 million to plug into an office-warehouse on the city's northside.

Electronic Living has purchased a 525sq m building at 21 Robinson Rd, Virginia, for its headquarters and a state-of-the-art showroom.

The building sits on a 771sq m industrial parcel and comprises 205sq m of office space over two levels and a column-free warehouse accessed through a container-height roller door.

Electronic Living has relocated from leased premises across the Brisbane River at the Metroplex precinct, adjacent to the Gateway Bridge at Murarrie.

Managing director Damian Cavanagh said growth had prompted the move and becoming an owner-occupier was "a far more beneficial proposition".

Mr Cavanagh said the company was

constructing a cutting-edge 400sq m showroom or "experience centre".

"So fitting out somebody else's property would have been dead money."

The Virginia property appealed because it was freehold rather than strata-titled. "We can construct what we wanted rather than having to work around an existing fit out. It has worked out beautifully and we're on the doorstep of a long-established client base."

Paul Anderson from Catalyst Commercial Real Estate negotiated the sale.

Mr Anderson said it was marketed with a "soft campaign" for lease or sale.

He said he had noticed a substantial increase in demand from owner-occupiers.

"Companies in strong cash and equity positions are pouncing on properties that normally would not come up for sale."

Mr Cavanagh said many of Electronic Living's customers were corporate high-flyers who spent up to \$250,000 on automation and entertainment systems.