

108 sqm Warehouse + 58 sqm Office/Storage in New Industrial Quarter

Unit 6, 18-24 Girawah Place **Matraville NSW**



For Sale

\$1,535,000

Ex GST subject to Contract

Optional Car Stacker
Available for Purchase

Nick Durrant

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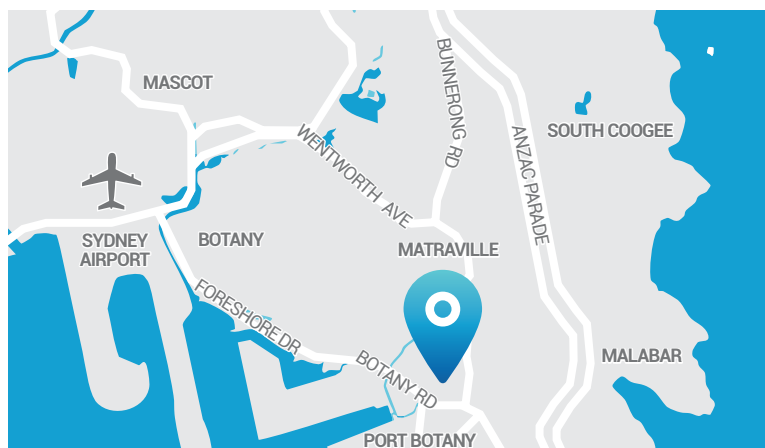
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Ideal Opportunity for Owner Occupiers & Investors

Unit 6, 18-24 Girawah Place **Matraville NSW**



- 166m² approx. comprising 108m² warehouse + 29m² office + 29m² storage
- Rare opportunity to purchase within the new IQ Industrial Quarter 1km from Port Botany
- 7 Km from Sydney Airport and strategic to major transport routes
- High quality concrete panel Strata Unit, completed 2023 within new single level Estate of some 27 Units

- High bay clear span storage with container access
- Warehouse has new epoxy floor and walls have been painted
- Carpeted & air conditioned offices with double glazed windows, access control security system + cameras
- Additional 29m² concrete mezzanine storage area
- Estate has embedded network for competitive power supply

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*Disclaimer: Prospective purchasers are advised to make their own enquiries and refer to contract for final details and terms and conditions of sale. Boundaries and outlines are indicative only.

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