



418 Robinson Street, EAST CARNARVON, WA 6701

Light Industrial Shed and House – Package Deal

A perfect opportunity presents to purchase this unique Light Industrial Property located in East Carnarvon. With high street visibility, easy access to block for couriers and deliveries, good passing street traffic and the opportunity to live/work and run your own business from the same site.

Property features include:

- Prime main street frontage
- A well-constructed 20m x 7m shed with 3 phase power, mezzanine and lighting
- Tiled reception office with split system air conditioner
- Two air-conditioned separate office spaces
- Kitchen area with kitchen benches, fridge alcove and ample room for table and chairs
- Concrete apron
- Ablution block with extra storage room - great for contract workers

TYPE: For Sale

INTERNET ID: 300P195488

SALE DETAILS

\$450,000

CONTACT DETAILS

**Elders Real Estate
Geraldton**

Lot 149 Bradford Street
GERALDTON, WA
(08) 9965 8272

Lauren Scott
0439 689 089

- Fully gated property
- Internal floor space: 140m2
- Zoned: Light Industrial

With Bonus:

- 3-bedroom, 1-bathroom air-conditioned house with spacious kitchen, open plan dining area and lounge room
- Older style bathroom with vanity and corner spa bath
- Front semi enclosed patio
- Rear entertaining area and grassed lawn area
- Currently leased for \$200.00 per week on a caretaker's periodical basis
- Tenant very keen to stay longer and happy to negotiate rental fee
- Tenant keeps property in an immaculate condition
- Septic sewerage system
- Internal floor space: 106m2
- Total block size: 1,145m2

Call the Exclusive Elders Selling Representative â## Lauren Scott on 0439 689 089 to arrange your private viewing. 7 days' notice required for inspections.

- Land Area 1,145.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 6 car garage







