



13 Kendall Street, GLOUCESTER, NSW 2422

Industrial Shed with Accommodation

Positioned in the heart of Gloucester's thriving industrial precinct, this fully fenced approximate 1487sqm property offers an exceptional opportunity for trades, small business operators, or savvy investors seeking functionality and flexibility.

Set on a generous block with hardscaped parking and excellent access, the property features a large, high-clearance industrial shed complete with 3-phase power and a built-in spray booth. The property would also be ideal for storage.

Inside, you'll also find a bedroom with rc air con, a bathroom, kitchenette/office space and laundry area.

Key Features:

- Open-plan shed with high clearance - approx. 304sqm
- Roller door 4M High x 3.7m Wide + 2x side slider doors 4.4M High x 4.4M Wide each
- Built-in spray booth with suctions and blowers
- 3-phase power connected, concrete floor
- One-bedroom accommodation with bathroom & kitchenette

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: L35996714

SALE DETAILS

\$395,550 to \$435,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

- Concrete driveway/parking area
- Fully fenced for security and peace of mind
- Located within Gloucester's established industrial area

Whether you're looking to expand your business, invest in a versatile industrial property, or combine work and lifestyle in one convenient location - this property offers it all.

Call Denise Haynes for your private inspection: 0414 725 482

Elders Real Estate R&R Property Group makes no representations of the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.

- Land Area 1,487.00 square metre
- Bedrooms: 1
- Bathrooms: 1
- Floorboards









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Internal Floor Area: 304m²
Land Area: 1487m²



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.