



## 27 Kendall Street, GLOUCESTER, NSW 2422

### Space, Storage & Serious Potential

Positioned on a generous 1,544sqm E4 General Industrial zoned allotment, this versatile property offers a rare combination of space and outstanding storage and utility, making it ideal for, investors or business operators alike.

The brick veneer property features a durable corrugated iron roof and is framed by verandas on three sides, creating a relaxed indoor-outdoor flow. Inside, the property offers two private rooms with storage, a light-filled open-plan spaces with air-conditioning, and a practical three-way bathroom incorporating a laundry tub within the shower room.

A standout feature of the property is the exceptional shedding, with four 6m x 3m storage sheds, including one fitted with a shower, toilet and laundry tub - perfect for workshop use, storage or additional amenities.

The fully fenced block with chain-link fencing provides security and flexibility, while the E4 General Industrial zoning opens the door to a wide range of future possibilities (STCA).

**TYPE:** For Sale

**INTERNET ID:** L36981879

#### SALE DETAILS

**\$399,000 + GST if applicable**

#### CONTACT DETAILS

**Elders Real Estate  
Gloucester**

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Gloucester, NSW  
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**Nikki Randall**  
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Call Nikki Randall 0431 378 269 at Elders Real Estate Gloucester to book an inspection today!

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. We instruct buyers to confirm residency status with council.

- Land Area 1,544.00 square metre
- Commercial Type:
- Building Area: 60.00 square metres
- Zoning: E4- General Industrial





