



## Warwick Farm, 18c/4 Homepride Ave

Industrial Warehouse – Auction – Saturday 20  
January 2024 – 1PM

Auction – Saturday 20 January 2024 – 1PM  
inspection by appointment

both 7b/4 Homepride Ave + 18c/4 Homepride are being sold at auction on the  
same day.

Ask Antonio to gain access to both.

18c/4 Homepride includes:  
270m2 plus office upstairs  
4 car parking spaces  
Strata: \$1,333.75 per quarter

### For Sale

SOLD

### Building Area

270sqm

### Contact

**Antonio Nguyen**

0412 076 233

[Antonio@ljhcabramatta.com.au](mailto:Antonio@ljhcabramatta.com.au)



**LJ Hooker Cabramatta**  
**(02) 9726 5566**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Council: \$343 per quarter  
Water: \$289 per quarter

The next potential addition to your investment portfolio is inside the 'El Toro Business Estate'.

The scale of this warehouse precinct is incredible, spread across 4 complexes, each divided in separate factory units.

High clearance ceilings, extra wide roller shutter doors, separate front door entrances provide the space needed for businesses to service their client's needs. On street parking is available and parking onsite too.

Like minded businesses such as mechanical workshops, welding, plumbing supplies, tire servicing and a variety of other trades too.

Having neighbours such as the Eurodeli, El Toro Hotel, El Topo Cantina and Warwick Farm Cafe and Grill, they sell a variety of goods such as exotic biscuits, to soft shell tacos, burgers and pastries.

The outlets have a space for patrons to relax after a long day and to pick up on essential goods.

So whether you are an Owner Occupier or intend to keep the lease in place, the location is great for business.

\*\*\* All offers must be in writing \*\*\*

Please be aware that all enquiries require a contact number and email address. Enquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries. Virtual/ styling furniture may have been used.

## More About this Property

Property ID	IDYHF8S
Property Type	Showrooms/Bulky Goods
Building Area	270 m <sup>2</sup>

**Antonio Nguyen 0412 076 233**

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