



## Cavan, 15 Newcastle Crescent

### Office Warehouse plus Yard

- \* Total GLA 479 sqm (approx.)
- \* Total Site Area 2,100 sqm (approx.)
- \* Zoned Strategic Employment

LJ Hooker —Flinders Park are pleased to present 15 Newcastle Crescent, Cavan to market for sale.

Situated in the inner northern suburb of Cavan, 15 Newcastle Crescent is located 12 kms from the Adelaide CBD with direct access to the Port River Expressway, North-South Motorway and nearby Salisbury Highway, Montague Road and major thoroughfare Port Wakefield Road.

This industrial asset has improvements of 479 sqm (approx.) and the following key features:

- Fully fenced and secure site.



**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.

**For Sale**  
Please Call

**Building Area**  
430sqm

**Contact**  
**Fred Ettorre**  
0413 445 915  
fred@ljhfp.com.au

**LJ Hooker Flinders Park**  
**(08) 8352 1155**



- One, Torrens titled Certificate of Title.
- 3 phase power.
- Mains Water and Sewer.
- Large mezzanine.
- Flexible improvements with multiple sliding door access.
- Front yard and hardstand for container loading/unloading.
- Zoned Strategic Employment.
- Sold as Vacant Possession.

To request the brochure or organise an inspection, please contact Fred Ettorre of LJ Hooker —Flinders Park.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

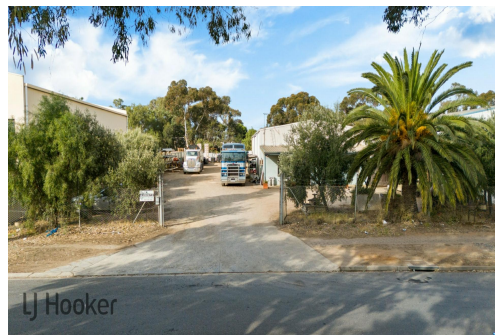
RLA 215339

## More About this Property

Property ID	HADH67
Property Type	Industrial/Warehouse
Building Area	430 m²
Land Area	2100 m²

**Fred Ettorre 0413 445 915**  
 Property Consultant | fred@ljhfp.com.au

**LJ Hooker Flinders Park (08) 8352 1155**  
 Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025  
 flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

