



## Crestwood, 2/8 Gregg Place

Premium Storage Unit —Security Gated Complex in Queanbeyan

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 2/8 Gregg Place.

This spacious storage unit, located within a secure, gated complex, offers a total Gross Floor Area (GFA) of 160.84m<sup>2</sup>, including both a large ground floor and mezzanine level.

- Ground Floor: 87.22m<sup>2</sup>
- Mezzanine: 87.22m<sup>2</sup> (large stair access, perfect for additional storage or office creation for a start-up business)
- Void Deductions: 13.6m<sup>2</sup> (allowance for stairs to mezzanine)

Key features include a high-access roller door, large hard stand turning circle with vehicle parking, and solid brick construction with an iron roof.



**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.

**SOLD**

**For Sale**  
\$605,000 + GST

**Building Area**  
162sqm

**Contact**  
**Adam Sutton**  
0409 659 917  
adam.sutton@ljhooker.com.au

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**

The unit also provides abundant power points, ideal for tradespeople or small businesses.

The complex offers 24/7 security with alarms, CCTV, and toilet/shower facilities. A rare opportunity in Queanbeyan's commercial sector.

QPRC Rates approx. \$700/qtr

Strata Levies approx. \$1,050/qtr

For more information, contact Adam Sutton at LJ Hooker on 0409 659 917.

## More About this Property

<b>Property ID</b>	CAEHXS
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	161.8 m <sup>2</sup>

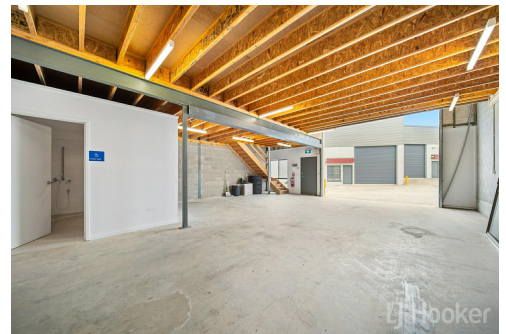
**Adam Sutton 0409 659 917**

Residential & Commercial Sales Agent | [adam.sutton@ljhooker.com.au](mailto:adam.sutton@ljhooker.com.au)

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20 Monaro Street, QUEANBEYAN NSW 2620

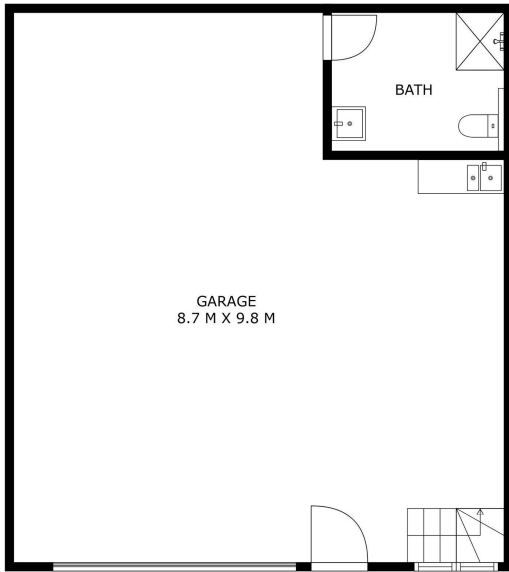
[queanbeyan.ljhooker.com.au](http://queanbeyan.ljhooker.com.au) | [qbn@ljhooker.com.au](mailto:qbn@ljhooker.com.au)



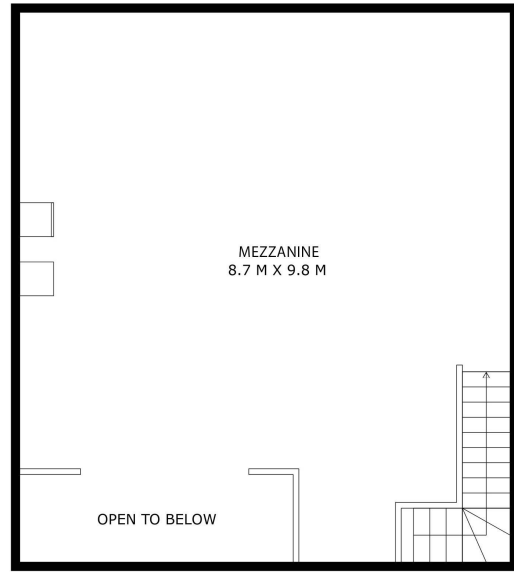
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**GROUND FLOOR**



**SECOND FLOOR**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*