

## Jamisontown, 4/51 York Road

### FOR SALE &dash; MOTIVATED SELLER

High-Clearance Factory Unit &dash; 211sqm &dash; Zoned E3 &dash; Jamisontown\*

An excellent opportunity to secure a quality industrial unit in a tightly held location, with the added advantage of a motivated seller ready to negotiate.

Ideally situated just 1.6km from the M4 Motorway\* and 1.8km from Penrith CBD\*, this property offers convenience, functionality, and future growth potential.

Property Highlights:

- Total Area: 211sqm\* (approx)
- High internal clearance: 5.5m\*
- Roller door access: 4.7m high x 3.6m wide\*
- Modern mezzanine office
- Kitchenette + reception area



**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**  
\$1,100,000

**Building Area**  
211sqm

**Contact**  
**Matthew O'Farrell**  
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**Craig Gospo**  
cgospo.penrith@ljhooker.com.au

**LJ Hooker Penrith**  
**(02) 4732 2322**

- Male & female amenities
- 3 on-site car spaces
- Zoning: E3 Productivity Support
- Vacant possession available

#### Additional Features:

- Air conditioning
- Alarm system
- Automatic roller door
- NBN connectivity
- 3-phase power available

Motivated Vendor &ndash; All Offers Considered!

Don't miss this opportunity to purchase in one of Western Sydney's most in-demand industrial hubs.

Contact us today to arrange an inspection.

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## More About this Property

<b>Property ID</b>	1QNDF70
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	211 m2

#### Matthew O'Farrell 0415115415

Sales Manager | mofarrell.penrith@ljhooker.com.au

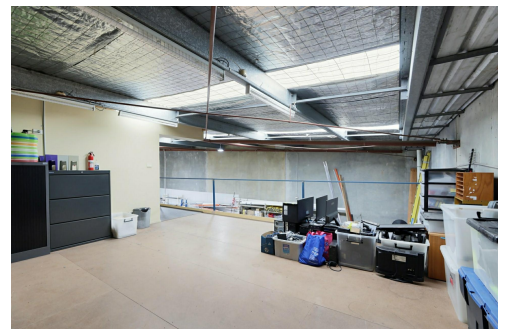
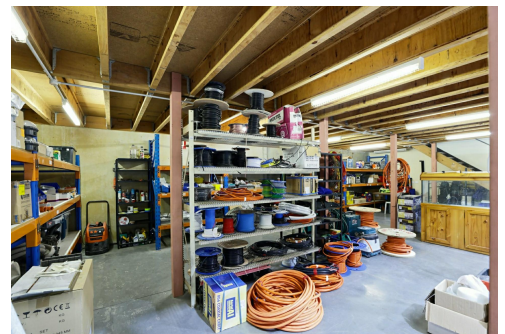
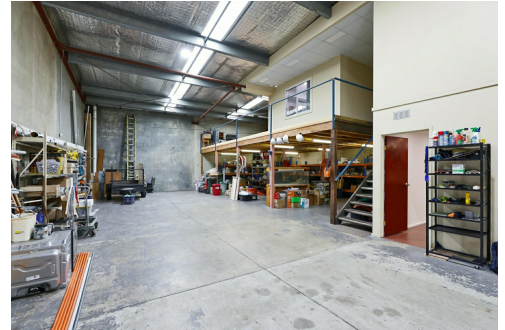
#### Craig Gospo

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#### LJ Hooker Penrith (02) 4732 2322

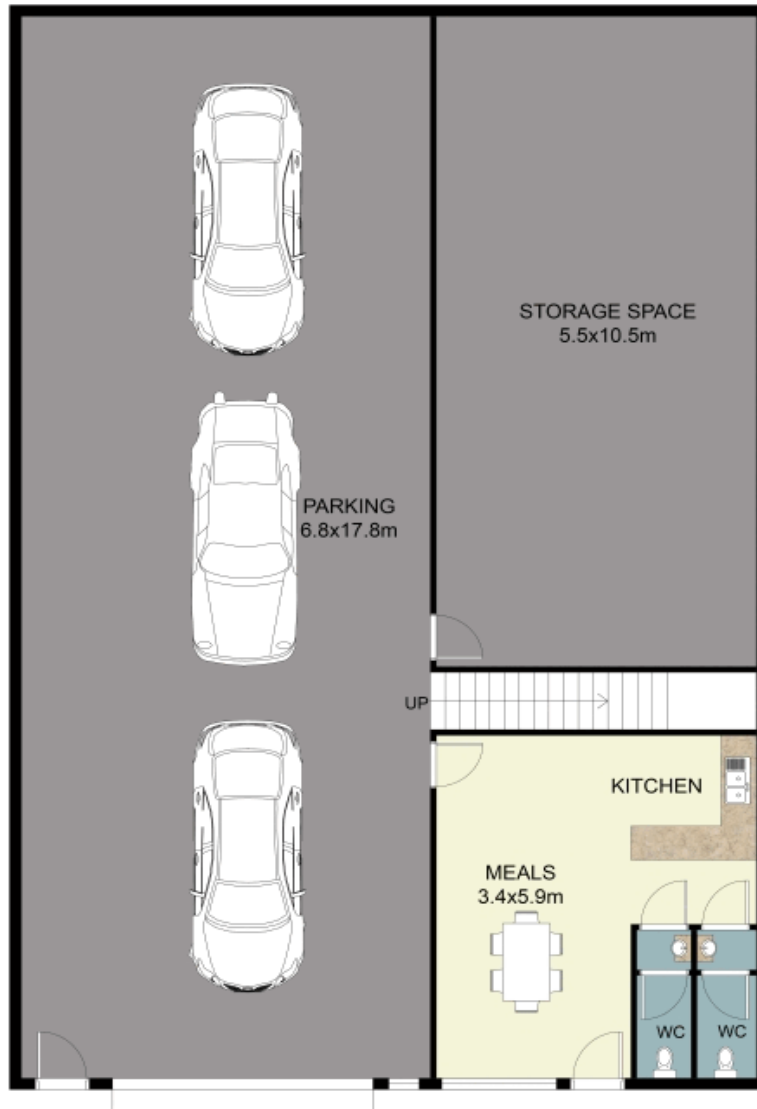
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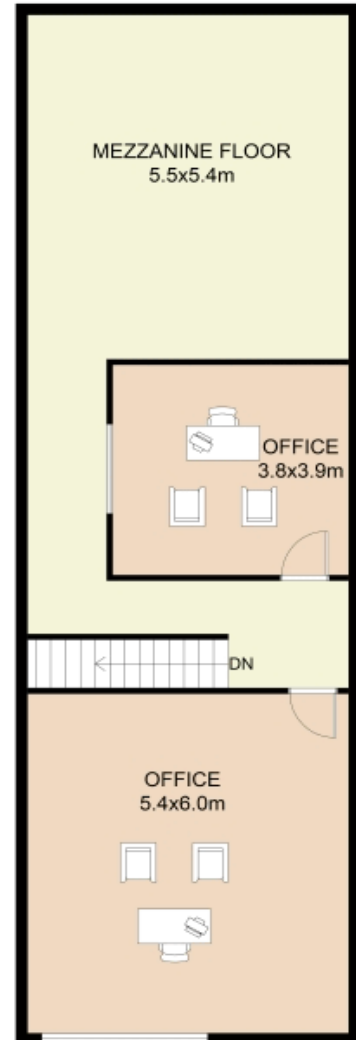


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GROUND FLOOR



TOP FLOOR

Floorplans and site plans are intended as a guide only.  
The floor plan and/or site plan viewable, is subject to possible error, omission and inaccuracy.  
Sizes and dimensions are approximate only. Interest parties should make their own enquiries.

4-51 York Road South Penrith NSW Australia 2750