

## Queanbeyan East, 1A Shropshire Street

### Factory/Warehouse Queanbeyan

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 1A Shropshire Street.

Well-positioned just off Yass Road in the East Queanbeyan industrial estate, this standalone factory presents a rare opportunity in a tightly held location. With excellent street frontage and a total land area of 458m<sup>2</sup>, the property offers both functionality and future potential.

Set to the rear of the block, the workshop allows for generous front yard space ideal for parking or outdoor storage.

Key features:

\*Total land area: 458m<sup>2</sup>

\*Workshop of approx. 140m<sup>2</sup>



**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

\$780,000 - \$810,000

#### Building Area

222sqm

#### Contact

**Peter Stumbles**

0418 630 002

[peter.stumbles@ljhooker.com.au](mailto:peter.stumbles@ljhooker.com.au)

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



- \*Two offices, lunchroom, kitchen, and bathroom: approx. 50m<sup>2</sup>
- \*Additional workshop/storage space: approx. 32m<sup>2</sup> with roller door access
- \*Total building area: approx. 222m<sup>2</sup>
- \*Metal and steel construction
- \*Fully concreted yard with secure fencing
- \*Good street frontage in a high-exposure location

Ideal for investors looking for a versatile industrial site in a prominent position. Note that GST is not applicable to this sale.

For more information or to arrange a private inspection, contact Peter Stumbles today.

## More About this Property

|                      |                      |
|----------------------|----------------------|
| <b>Property ID</b>   | CS3HXS               |
| <b>Property Type</b> | Industrial/Warehouse |
| <b>Building Area</b> | 222 m2               |
| <b>Land Area</b>     | 458 m2               |

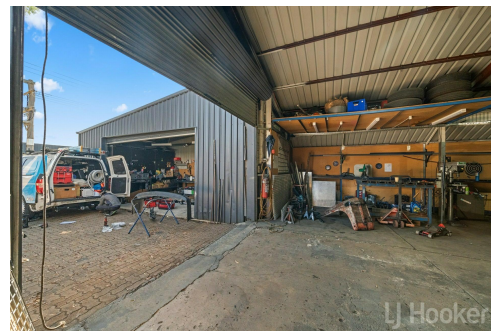
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Principal | peter.stumbles@ljhooker.com.au

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20 Monaro Street, QUEANBEYAN NSW 2620

queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au



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