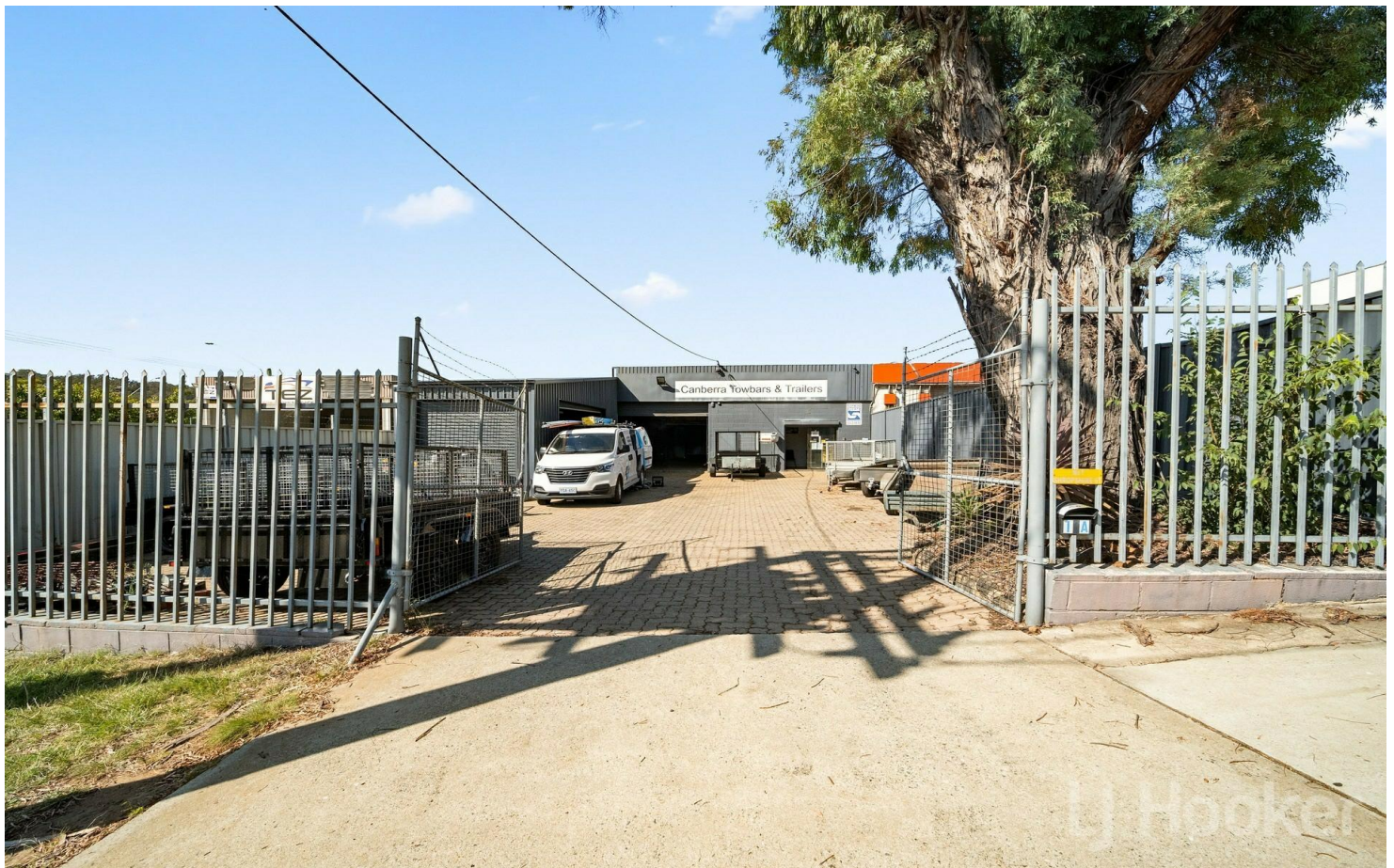




Queanbeyan East, 1A Shropshire Street

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 458m², 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: 458m²

*Workshop of approx. 140m²



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
\$800,000 - \$850,000

Building Area
222sqm

Contact
Peter Stumbles
0418 630 002
peter.stumbles@ljhooker.com.au

LJ Hooker Queanbeyan |
Jerrabomberra | Googong
02 6297 3333

- *Two offices, lunchroom, kitchen, and bathroom: approx. 50m²
- *Additional workshop/storage space: approx. 32m² with roller door access
- *Total building area: approx. 222m²
- *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

Property ID	CS3HXS
Property Type	Industrial/Warehouse
Building Area	222 m2
Land Area	458 m2

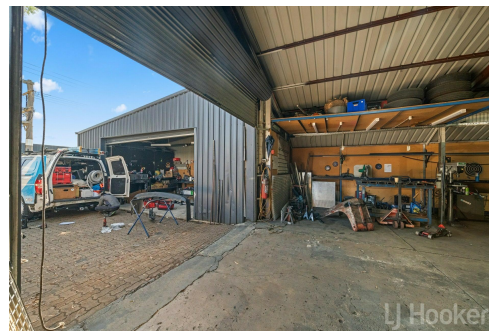
Peter Stumbles 0418 630 002

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