



Queanbeyan East, 7 Aurora Place

Factory/Warehouse Plus Residence

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale 7 Aurora Place.

Excellent warehouse situated in the East Queanbeyan industrial estate adjacent to the Queanbeyan Motor Registry.

Modern purpose built building with gated entry with allocated car parking at front and good access for truck deliveries to rear loading dock.

The warehouse comprises a total area of approx. 600m² and is subdivided into approx. 432m² workshop with roller door and loading dock at rear and concrete ramp access with 2 roller doors at front.

Excellent height for machinery and vehicle plus clear span, 3 phase power and several access points.

For Sale
\$1,810,000

Building Area
743sqm

Contact
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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.

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Good area for extra parking and storage at rear.
The workshop has its own bathroom and kitchen facilities.

The front area comprises a further 167m² (approx.) of quality showroom/offices or residence plus a mezzanine area of approx. 144m² for excellent storage etc.
The showroom/residence area offers a separate boardroom, reception area, top quality kitchen, further 2 bedrooms/offices plus 2 bathrooms, living room/boardroom, air conditioning.

Features:

- Zoning E4 General Industrial
- Site area 2,064m²
- Modern metal building comprising total area of 600m² + 144m² mezzanine
- Quality offices/showroom or residence
- Excellent height and clear span workshop
- Rear access into loading dock
- Several access points
- Suitable for both owner occupier or investor
- Prime position next to Motor Registry
- Suitable for many uses

Genuine vendors and priced to sell at \$1,850,000 - \$1,950,000 + GST.

More About this Property

Property ID	BC5HXS
Property Type	Industrial/Warehouse
Building Area	743 m ²
Land Area	2064 m ²

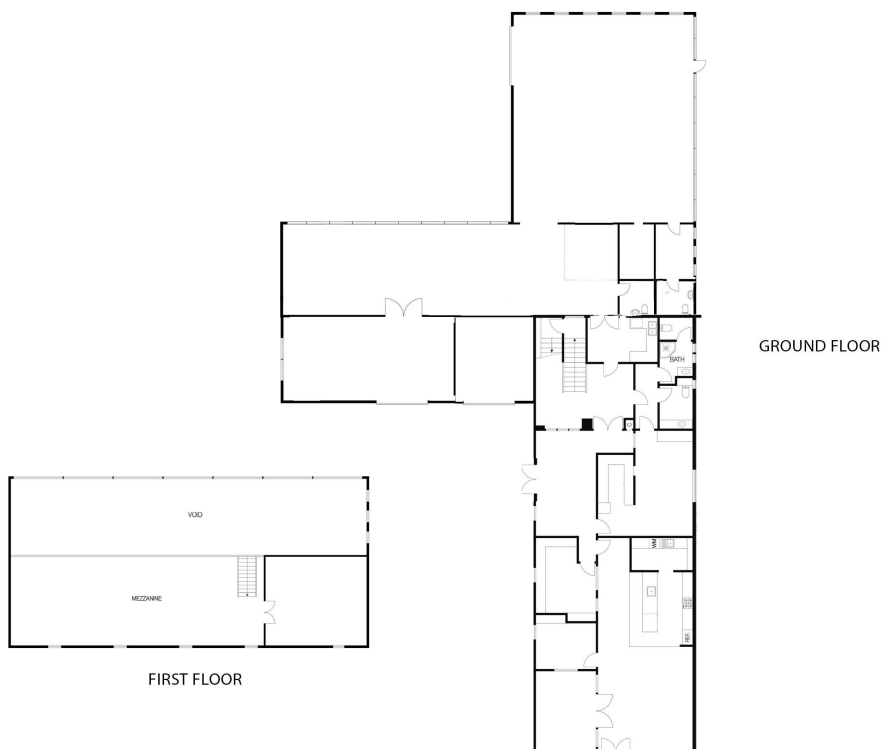
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

