



3-5/10 Shearwater Drive, Taylors Beach

## 3 Available - Your Next Investment Opportunities in Taylors Beach!

Units 3, 4 and 5 are located in a small complex of 8, these versatile commercial properties are ready to meet your business needs or serve as an investment gem.

Each unit is:

- 147 sqm total
- Internally: 103 sqm
- Parking: 17sqm
- Storage: 27 sqm
- Gated complex
- Internal amenities
- Parking space next to each unit

These commercial units are situated in a strategic location near the Home Makers Centre and within the busiest business park in Port Stephens

All are currently rented and are on expired leases so the flexibility is there if you need it yourself.

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

Auction - Date To Be Set.

### BUILDING AREA

103sqm

### AGENTS

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### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400



Unit 3 = Rent \$1,323.43 per month incl GST plus outgoings  
Unit 4 = Rent \$1,303.52 per month incl GST plus outgoings  
Unit 5 = Rent \$1,303.52 per month incl GST plus outgoings

Buy one, two or all three.

Suitable for any small business, tradie and storage requirements.

Contact us today to schedule a viewing.

NOTE: Photos are of unit 3 only prior to tenancy.

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### MORE DETAILS

Property ID	13JTF6R
Property Type	Industrial/Warehouse
Building Area	103 m2

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