

## 1 Scarlet St, Balaclava, NSW 2575

**\$1,100,000-\$1,200,000**

Residential Land



### A Rare Opportunity

Offering a substantial 1979m block, with an additional 1145m leased from Wingecarribee Council, this versatile property is zoned RU4 and presents a rare opportunity in the Balaclava area. With a generous frontage of 68.92m, plus an extra 20m of council-leased land, the possibilities for this site are expansive.

#### Open for Inspection

By Appointment.

The property features:

A large 12.2m x 12.2m shed with two 3.8m high doors, mezzanine, and toilet, perfect for storage or operations

A 12.2m x 6.8m drive-through shed with 3.5m high doors and mezzanine, currently leased for \$473 per week

An 8m x 8m double garage, separated into two sections, with each side rented at \$150 per week

Off-street parking for up to 20 cars

3-phase power, two toilets, and a small storage shed

Fully secure, tarred yard with a drive-through driveway, ideal for truck access and turning

Over 40,000 litres of water tanks

This property is ideal for a range of industrial or commercial uses such as landscape supplies, sand and soil storage, or general storage solutions, subject to council approval.

Situated on the railway line, 1 Scarlett St offers excellent transport links and access. Located in Balaclava, within Wingecarribee Shire, this property offers great investment potential with existing rental income and room to increase returns. Don't miss the chance to secure this exceptional industrial site.

#### Disclaimer:

All information provided is deemed reliable but is not guaranteed and should be independently verified. The property details, images, and descriptions are for marketing purposes only and may be subject to change without notice. Neither the listing agent nor the agency accept any responsibility for errors or omissions. Buyer should make their own inquiries and seek appropriate professional advice.

#### Listed By

Daniel Montes De Oca  
Phone: (02) 4677 1348  
Mobile: 0405 293 384

Daniel Montes De Oca  
Phone: (02) 4677 1348  
Mobile: 0405 293 384

