

13 & 15 Dunlop St, Strathfield South, NSW 2136

Sold - 17/05/2025

Warehouse



AUCTION THIS SATURDAY 17/5/25 ON SITE AT 12 PM. 2 ADJOINING

AUCTION SAT 17/5/25 ON SITE AT 12 PM

INSPECT BY APPOINTMENT OR 1/2 HR PRIOR TO AUCTION

Rare Inner- West Location, central to Sydney metropolis

2 x adjoining Freestanding Factory/ Warehouses - To be offered in line covering total area of 977m2.

Seperately titled.

No 13 land 505m2 & 330m2 building

No 15 land 472m2 & 340 m2 building.

- Tremendous opportunity to Invest in or occupy these freestanding full brick buildings.
 - Each offers clear span space with roller door access.
 - Currently the adjoining internal wall is opened to allow complete access to use both spaces as 1
 - Amenities include kitchens and bathrooms.
 - Off street parking for staff or visitors.
 - Cul-de-sac location amongst other factory Warehouses.
 - Easy access to all major transport links including M4 ,M5, M8 and major arterial rds Parramatta Rd, Hume Hwy, Canterbury Rd, King Georges Rd etc
 - Approx. 10 km to airport, 15 km to Sydney CBD, 18km to Parramatta, 24 km Liverpool.
- Perfectly positioned to occupy 1 factory and rent the other. Generate a passive income and expand into the adjoining premises as your Business grows.

Outgoings

1/ Council rates FY25 13 Dunlop \$3,622.27 15 Dunlop \$3,337.32 Total \$ 6,959.59

2/ Water rates FY25 13 Dunlop Est: \$600 15 Dunlop St Est \$600 Total \$ 1,200.00

3/ Land Tax 2025 Calendar year 13 Dunlop \$12,742.74 15 Dunlop \$11,740.86 Total \$31,443.19

4/ Building Insurance FY25 13 Dunlop \$4,731.14 15 Dunlop \$4,731.14 Total \$ 9,462.28

INPECTION BY APPOINTMENT OR 1/2 HOUR PRIOR TO AUCTION.

Auction on site Saturday 17/5/2025 at 12 noon.

DISCLAIMER: While Richardson & Wrench Strathfield have taken all care in preparing this information and used their best endeavours to ensure that the

Listed By

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