

146a Industrial Rd, Oak Flats, NSW 2529

\$999,000

Warehouse



Two-Storey Premises with Generous Off-Street Parking

Presenting an excellent opportunity for investors, business owners or those seeking a versatile commercial property, this substantial two-storey brick premises occupies a generous 524m² allotment with E4 General Industrial zoning.

Open for Inspection

By Appointment.

The ground floor, previously utilised as a shopfront, offers approximately 95m² of tiled floor space, providing a practical and adaptable layout for a range of potential business uses. This level is complete with a kitchen, dedicated staff room, toilet facilities and an additional separate W/C conveniently positioned within the shop floor area.

Upstairs, the former residential accommodation comprises approximately 100m² of floor space, featuring solid timber flooring and a spacious layout. A huge open-plan living and dining area adjoins the kitchen, providing an inviting space for everyday living. The bedrooms are complete with built-in wardrobes, while the main bathroom features both a separate shower and bathtub. A dedicated laundry and front and rear balconies further enhance the functionality of the upper level.

A standout feature of the property is the generous hardstand area, providing ample off-street parking and additional space for vehicles or business operations.

Offering approximately 195m² of internal floor space across two levels, this unique property presents an exciting opportunity to capitalise on its flexible configuration and industrial zoning, with a range of potential uses subject to the necessary council approvals.

- Generous 524m² allotment
- Solid two-storey brick premises
- Ground floor former shopfront with approximately 95m² of tiled floor space
- Ground floor kitchen, staff room, toilet facilities and separate shop floor W/C
- Upper-level former residence with approximately 100m² of solid timber flooring
- Huge living and dining area adjoining the upstairs kitchen
- Bedrooms complete with built-in wardrobes
- Main bathroom with separate shower and bathtub
- Dedicated upstairs laundry
- Front and rear balconies
- Generous hardstand area with ample off street parking

Listed By

Rob Linnehan

Phone: (02) 4257 0500

Mobile: 0414 850 299

Ben Linnehan

Phone: (02) 4257 0500

Mobile: 0414 563 113

