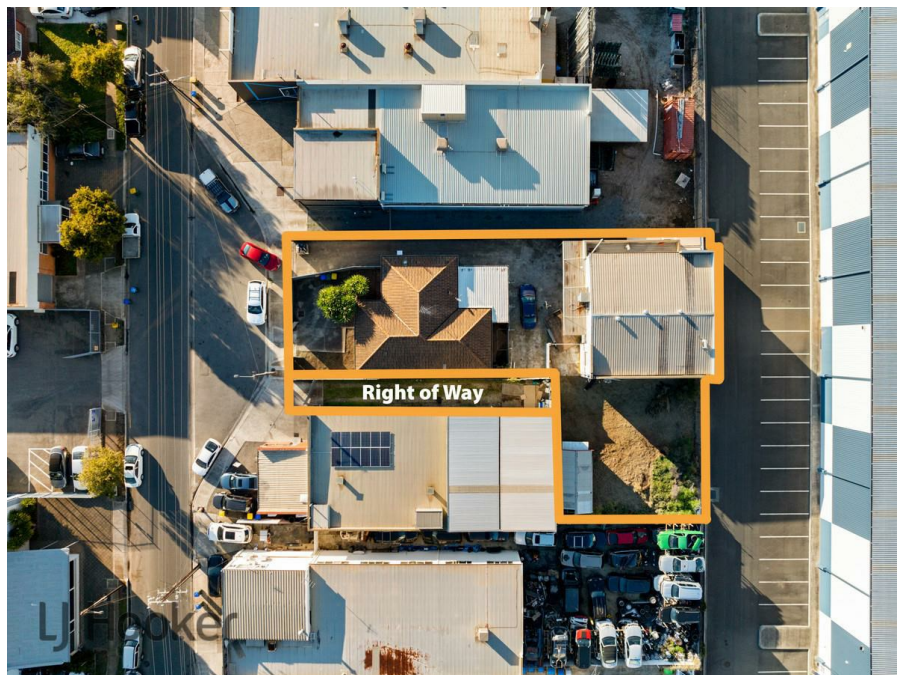


**45 Wodonga St, Beverley, SA 5009****Sold - 8/11/2024**

Commercial Land



## Inner West Mixed Use Investment

- \* Develop, Value Add Opportunity.
- \* Premium Location - Heart of Beverley.
- \* Access to all Major Routes.

**Open for Inspection**

By Appointment.

LJ Hooker – Flinders Park are enthused to present to market for sale this Inner West Industrial Office/Warehouse and land at 45 Wodonga Street, Beverley.

With a shortage of warehousing options, the property will suit an array of users (STCC) and is ideal for Investors and owner-occupiers alike or value add opportunists.

The property is perfectly positioned on Wodonga Street Beverley being 4.9 kilometres from the Adelaide CBD in the established inner western industrial area which boasts proximity to major arterial roads and only minutes to the Northern Connector.

Key property highlights are below:

- \* Brick Dwelling GLA of 141 sqm (approx.)
- \* Besser block Warehouse GLA of 178 sqm (approx.)
- \* Site area totalling 888 sqm (approx.) of partially sealed with a right of way for dual access
- \* Frontage to Wodonga Street totalling 14.9 metres.
- \* Zoned Strategic Employment by the City of Charles Sturt.

For more information or to arrange an inspection by appointment only, please contact the exclusive listing agent Fred Ettorre on 0413 445 915.

### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

### Listed By

Ralph Pacillo  
Phone: (08) 8352 1155  
Mobile: 0433 117 801

