

**7 Farrell St, Broome, WA 6725****Sold - \$920,000**

Warehouse



## HUGE Property - Full of Opportunity

This huge 3,375m<sup>2</sup> light industrial lot on sought after Farrell Street offers the perfect work/ life balance.

On one side of the property is a 195m<sup>2</sup> shed with offices and hardstand plus an additional 75m<sup>2</sup> shed/workshop at the rear. There is plenty of parking and lay down space to suit a variety of businesses.

The other side of the property features the caretakers residence with its own separate entrance and huge fenced swimming pool. Complete with 3 bedrooms and 2 bathrooms the home includes a private low maintenance grassed area and is ready to move into immediately.

The Property Includes:

- Huge 3,375m<sup>2</sup> light industrial lot
- Dual access driveways with gates & garrison front fence
- 195m<sup>2</sup> shed with offices
- 75m<sup>2</sup> shed/workshop
- 750m<sup>2</sup> parking/laydown area between sheds
- 3 bedroom, 2 bathroom caretakers cottage
- Residence includes outdoor entertaining, pool & gardens
- Being sold with vacant possession
- Shire Rates \$6,153.67 pa| Water Rates \$435.73 pa

This huge property is full of opportunity – inspections by Appointment.

**Open for Inspection**

By Appointment.

### Listed By

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