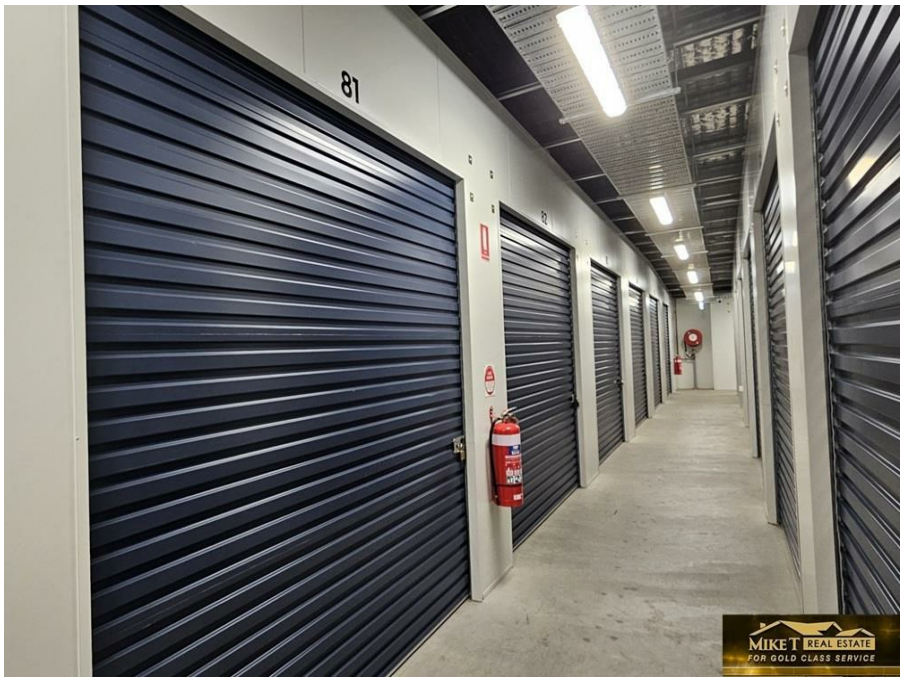
Mike T Real Estate
PO Box 710,
Dapto NSW 2530

81/13 Warehouse Pl, Berkeley, NSW 2506

Sold - $70,000

Industrial Strata Unit **2**











You're own Storage Unit

Stop! Hammer time! Wait, no it's actually storage time! Got more stuff than you can shake a stick at? Well, we have the solution! We have some amazing units for those who believe that clutter is just one step away from being a museum exhibit. Perfect for Self-Managed Super Funds, retirees, and investors who enjoy a side of humour with their returns.

Open for Inspection

By Appointment.

Nestled in the bustling Berkeley/Unanderra Business district, mere minutes from the M1 freeway, lies a sterling opportunity for savvy investors and discerning business owners alike.
This unit represents a fantastic low cost investment with a consistent rental yield and proven capital growth. Completed in 2022, it promises the appeal of a new build at a fraction of the cost of residential investments, with the added benefit of low maintenance fees.

A state-of-the-art facility, this unit is part of a secure, architecturally designed complex, boasting around-the-clock camera surveillance, individual unit alarms, and convenient 24/7 access via a smartphone app or keypad entry. Spacious 6m driveways facilitate easy navigation, while the enclosed building ensures all units are under cover. Essential amenities are available on all levels, and there's even complimentary power, lights, and alarms in each individual unit.

It is the closest storage premises to the M1 Princess Highway, enhancing its appeal to potential tenants.

- Secure complex with 24/7 camera surveillance
- Access 24/7 via a smartphone app or keypad entry
- Individual alarms on each unit
- 6m wide and 3m high driveways
- Amenities on all levels
- Closest storage premises to the M1 Princess Highway
- Free Power, Lights and Alarms in the unit.

Outgoings
Strata - $117.90 per quarter

Listed By
Mike T

Mobile: 0417 447 500

Listing Number: 3530791

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.