



6 Britten St, Gloucester



## QUALITY INDUSTRIAL BLOCK - GREAT POSITION

This property is now available for Sale with DA approval already in place for removal of old building. Plans for storage sheds are available to the Purchaser. All services such as water, septic and 3 phase power are already on site.

### Main Features:

- \* Large area of rolled and tarred ground which would provide an excellent base for a shed.
- \* 3 phase power, water and septic already connected to rear of property.
- \* Property fenced on 3 sides.
- \* 2 decommissioned cool rooms, could be used for storage, separate toilet and wash basin.
- \* All drainage and piping established.

An opportunity to purchase Industrial land with most of the hard work done, just add shed or sheds.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

2,046 m2

<b>Price</b>	\$290,000 + GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	192
<b>Land Area</b>	2,046 m2

### Agent Details

John Hannaford - 0419 249 565

### Office Details

Hannaford Stock & Land Australia  
51 Church St Gloucester NSW 2422  
Australia  
02 6558 1309

