TOWNSEND NSW - New Industrial Sheds - priced from $599,000 - 30% Contracorp AUDC



Agent Info

Name:	Global Property International
Country:	Australia
City:	Gold Coast

Listing details

Description:
Townsend NSW - New Industrial Sheds - priced from $599,000 - 30% Contracorp AUDC

Your Business Deserves a Home of Its Own

Commanding a position in Townsend's thriving growth corridor, Pacific Woods Estate presents a rare opportunity to secure a warehouse or light industrial
space built for businesses ready to move beyond the home garage. Crafted for flexibility and ease of use, these units offer everything a growing operation needs - from delivery access to dedicated amenities - and are ready to occupy today.

Each unit spans 83.8 square metres to 89.5 square metres, with a loft mezzanine level and bathroom facilities adding valuable extra space for storage, office use or simply room to breathe. A roller door with 24/7 access makes deliveries and day-to-day operations
effortless, while a limited number of units can be joined to create a larger footprint for businesses that need more room to grow. Just minutes from the motorway, Pacific Woods Estate places your business at the centre of one of the region's most promising growth
corridors - alongside a growing community of like minded businesses already making the move.

Whether you're securing an investment, exploring an SMSF purchase and leaseback, or simply outgrowing your current space, this is a rare opportunity that won't last long.

Areas from 115m^2 to 123m^2, each with loft mezzanine and bathroom facilities - Roller door with 24/7 access for easy delivery and operation - Ideal for investment or SMSF purchase and leaseback Suited to a wide range of uses - ready to occupy today - Limited units available to join for a larger combined space - Positioned in Townsend's growth
corridor, minutes to the motorway - Join other like - minded businesses already relocating to the estate

Rental Appraisals:

- 114 m^2 unit: approximately $26,000 net annual rent
- 124 m^2 unit: approximately $31,200 net annual rent

Priced from $599,000 to $699,000 - 30% Contracorp AUDC

Common

Property for:	Sale
Price:	$ AUD 599,000
Building Area sq m/sq ft:	114 m
Number of Floors:	1
Built:	2027
Garage:	No

Location

Country:	Australia
State/Region/Province:	New South Wales
City:	Townsend
Address:	Paperbark Drive,
ZIP code:	2463
Reference Number:	RF993938