

Under Contract



## 4 Government Rd Eden

### INDUSTRIAL DOUBLE ACT

Cracking easy access 3238m<sup>2</sup> (2 titles) industrial holding with not 1 but 2 substantial high clearance workshops. Unit 1 is 277m<sup>2</sup> in size currently used as a heavy industry workshop with an excellent practical layout including general office/kitchen area, utility/ additional office, bathroom facilities, parts room + mezzanine level storage. Unit 2 is 279m<sup>2</sup> in size and is currently utilised as general storage. Great super flexible facility. **All inspections call Chris Wilson Real Estate 6496 3583.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

3,238 m<sup>2</sup>

<b>Price</b>	\$820,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1902
<b>Office Area</b>	0
<b>Land Area</b>	3,238 m <sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

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