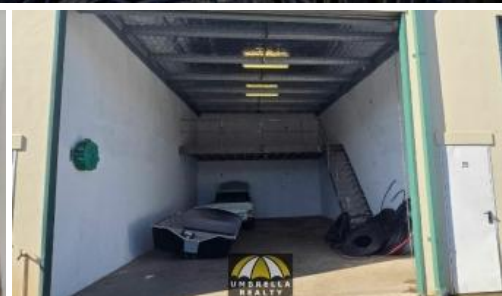
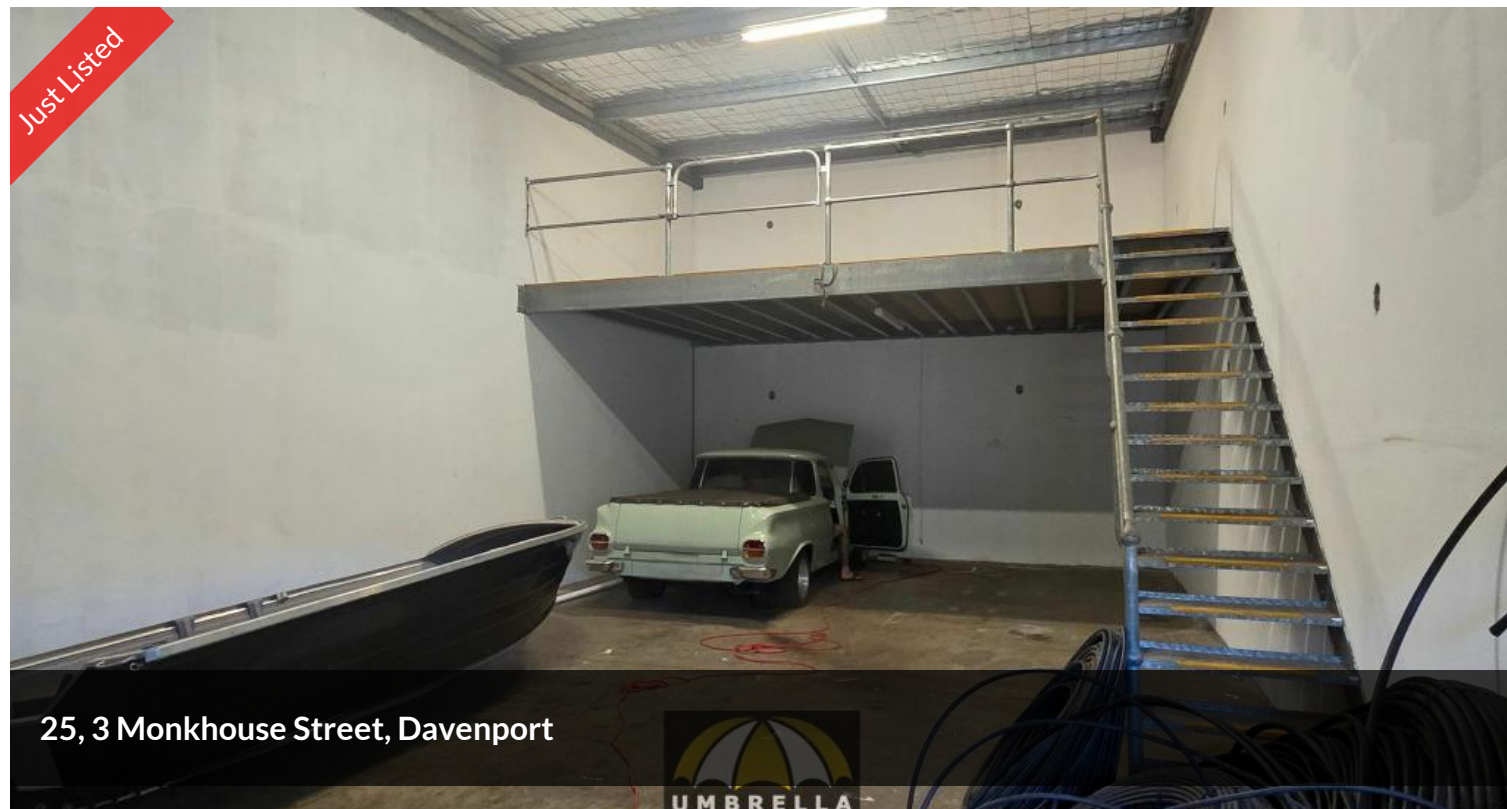


Just Listed



## 75M2 PLUS MEZZANINE STORAGE SHED

 1

One of the region's premier storage facilities built with strong concrete tilt panels and designed for convenience with a 15-metre wide central driveway, perfect for manoeuvring boats, caravans, and large items.

The unit includes a 3.95m high by 4.60m wide roller door, a skillion roof ranging from 4.5m to 5.2m in height, 75m<sup>2</sup> of ground floor space plus an approx 25m<sup>2</sup> mezzanine with railing, gate, and stair access, providing a total of 100m<sup>2</sup>. Fully powered with external water supply, the secure complex is fenced with automatic gate access and onsite toilet facilities. There is strong demand for quality storage units in this area.

### Key Features:

- 75m<sup>2</sup> ground floor + 25m<sup>2</sup> mezzanine (total 100m<sup>2</sup>)
- 3.95m high x 4.60m wide roller door

<b>Price</b>	Offers Over \$299,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1374
<b>Warehouse Area</b>	75 m2

### AGENT DETAILS

Matilda Downard - 0429960431

### OFFICE DETAILS

Umbrella Realty  
1/98 Stirling Street East Bunbury  
WA 6230 Australia  
(08) 9779 9990



- Concrete tilt panel construction
- 15m wide central driveway for easy manoeuvring
- Fully powered with external water supply
- Secure complex with fencing & automatic gate
- Onsite toilet facilities
- Strata fees: \$344.40 per quarter
- Council rates: approx. \$240.00 per quarter

Contact Matilda Downard on 0429 960 431 for more information.

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