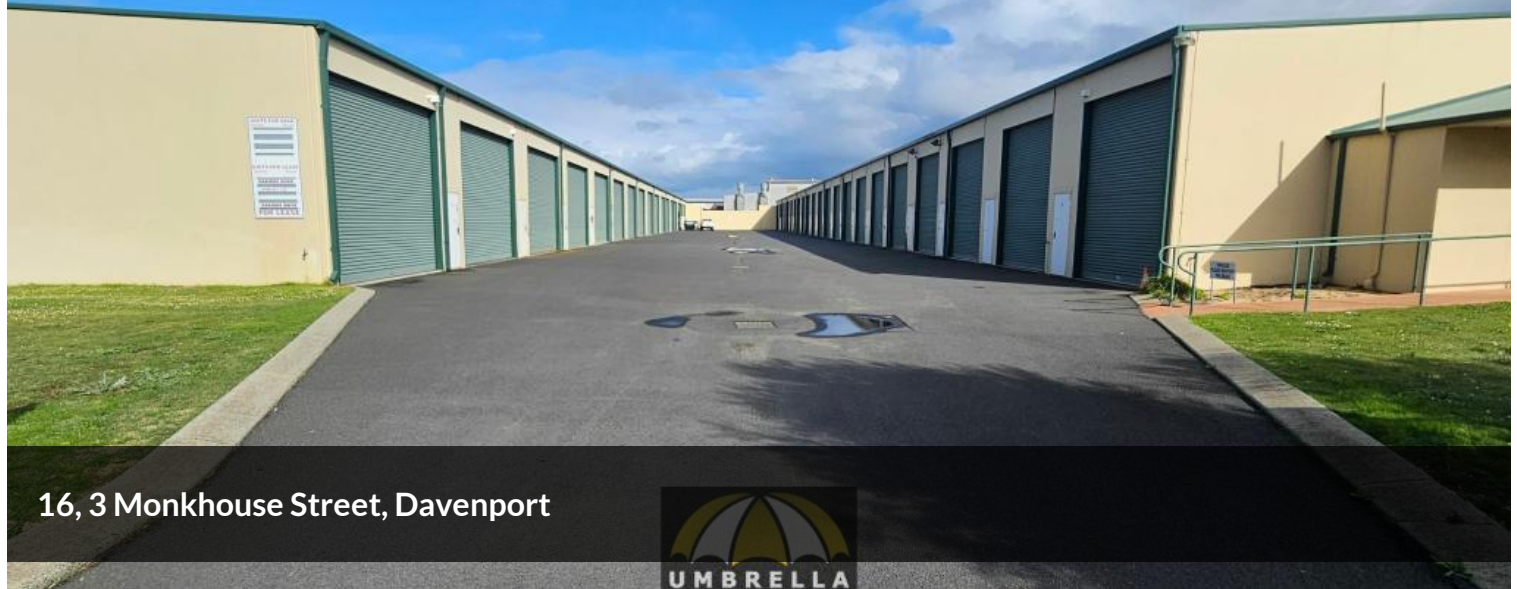


Under Contract



## LARGE STORAGE UNIT WITH OR WITHOUT MEZZANINE AND SHELVING

If you're in need of extra space for your boat, caravan, or prized hobby vehicle, or simply need to clear out your home shed, this is the ideal solution. Located in one of Bunbury's original and most reputable strata storage developments, this 57m<sup>2</sup> unit offers peace of mind and practicality in a secure, well-maintained environment.

Constructed with durable concrete tilt panels, the complex features a 15m wide bitumen-sealed central driveway, making manoeuvring trailers and vehicles a breeze. Additional perks include an automated remote-access steel gate, security fencing, on-site shared male and female toilets, and external access to mains water.

Unit 16 is fully enclosed and secured, with internal dimensions of approximately 4.5m x 12.0m\*. It includes a skillion roof ranging from 4.5m to 5.2m\* in height, a manual roller door (approx. 3.1m wide x 4.0m

2 57 m<sup>2</sup>

Price	Offers Over \$199,000
Property Type	Commercial
Property ID	1416
Land Area	57 m <sup>2</sup>
Warehouse Area	57 m <sup>2</sup>

### AGENT DETAILS

Matilda Downard - 0429960431

### OFFICE DETAILS

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



high\*), and a private PVC-clad access door.

Perfect for handymen, small business owners, tradespeople, or anyone in need of versatile, secure storage space.

#### Key Features:

- Approx. 57sqm secure storage unit (Unit 16)
- Internal dimensions: 4.5m x 12.0m\*
- Roller door: 3.1m wide x 4.0m\* high (manual)
- Roof height: 4.5m rising to 5.2m\* (skillion roof)
- 15m wide central driveway – easy trailer/caravan access
- Concrete tilt panel construction
- Remote-controlled gate & security fencing
- Shared male & female toilets on site
- Private PVC-clad access door
- Access to outside mains water tap
- Ideal for: Boat, caravan, hobby car, handymen, trades, small business
- Located in a reputable, high-demand storage complex
- Strata fees: approx. \$270.00 per quarter
- Council rates: approx. \$262.00 per quarter

Contact Matilda Downard on 0429 960 431 for more information.

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