



1/43 - 45 Kingsway Kingsgrove NSW

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### FACTORY, OFFICE, RESIDENCE & YARD

Rare opportunity to secure this 'Torrens Title' solid brick building incorporating factory/warehouse, office, showroom and yard areas plus residence.

Set prominently on a corner position with three street frontages in a highly sought enclave this unique property extends endless opportunity to both owner occupants and investors.

- Solid brick building, 2 land titles
- Multiple occupancy and income potential
- Formal office, showroom and warehouse/factory areas
- Fully self contained residence
- Prominent corner position, 3 street frontages
- Multiple amenities & kitchenette, air conditioning
- Front & rear yards including parking
- Flexible zoning - will suit many uses
- Endless potential to suit both owners & investors

**Type** : House  
**Building Size**: 620 sqm  
**Land Size** : 474 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/kingsgrove/residential/house/5756247>

**Jon Brookes**  
 m: 0416 069 169  
 o: 9544 5555  
 e: [jb@brookes.net.au](mailto:jb@brookes.net.au)

**John Brookes**  
 m:  
 o: 9546 8666  
 e: [valuations@brookes.net.au](mailto:valuations@brookes.net.au)