



47-49 Kingsway Kingsgrove NSW

### WAREHOUSE, OFFICE & SHOWROOM

Rare opportunity to secure this solid commercial building incorporating warehouse, office and showroom.

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

- Freestanding building, 2 "torrens title" land titles
- Multiple occupancy possibilities including residential component (STCA)
- Formal office, showroom and warehouse areas
- Prominent position, 2 street frontages
- Multiple amenities & kitchenette, air conditioning
- Front yard includes parking and offloading
- Zoned "B2" Local Centre
- Permissible FSR of 1.5 to 1 and height of 9 metres (STCA)
- Flexible zoning - will suit many uses
- Endless potential to suit both owners & investors

**Type** : Industrial  
**Building Size**: 477 sqm  
**Land Size** : 454 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/kingsgrove/commercial/industrial/5756581>

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

**David Halyard**  
 m: 0434 742 222  
 o: 9546 8666  
 e: [davidh@brookes.net.au](mailto:davidh@brookes.net.au)



**MARKETING DRAWING**  
**47 - 49 Kingsway**  
**Kingsgrove**

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