



47-49 Kingsway Kingsgrove NSW

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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/factory 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 : House
Building Size: 477 sqm
Land Size : 454 sqm
View : <https://www.brookes.net.au/sale/nsw/st-george/kingsgrove/residential/house/5756589>

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metres

MARKETING DRAWING
47 - 49 Kingsway
Kingsgrove

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