



FREESTANDING FACTORY & RESIDENCE

AUCTION ONSITE

Laing & Simmons Cabramatta are pleased to present this exceptional freehold commercial investment property, superbly positioned in the highly sought-after Lansvale industrial precinct. Offering a unique blend of commercial and residential use, this property is ideal for owner-occupiers, investors, or business operators seeking flexibility and convenience.

Set on a generous parcel of land, the property comprises a substantial warehouse/workshop at the rear and a well-maintained single-storey residence at the front.

Property Highlights:

HOUSE/FACTORY

- + Site area 954sqm
- + Building area 300sqm approx.
- + Zoned E4 General Industrial
- + Large functional workspace with existing improvements in place
- + Current rental return \$53,024 including GST per annum
- + Lease expires 5th March 2029 with a 5-year option
- + High internal clearance
- + Male & female amenities
- + Three-phase power

FRONT RESIDENCE

- + 3-bedroom cladded home
- + Good-sized lounge with separate dining
- + Timber flooring throughout
- + 2 bathrooms + 3 toilets
- + 12-metre frontage & fully fenced

Location Benefits

- + Approx. 500m to the Hume Highway
- + Close proximity to Cabramatta CBD, Liverpool Westfield & M5 Motorway



Son (Sonny) Tran
Principal



Tri Liu
Sales Executive

Amenities

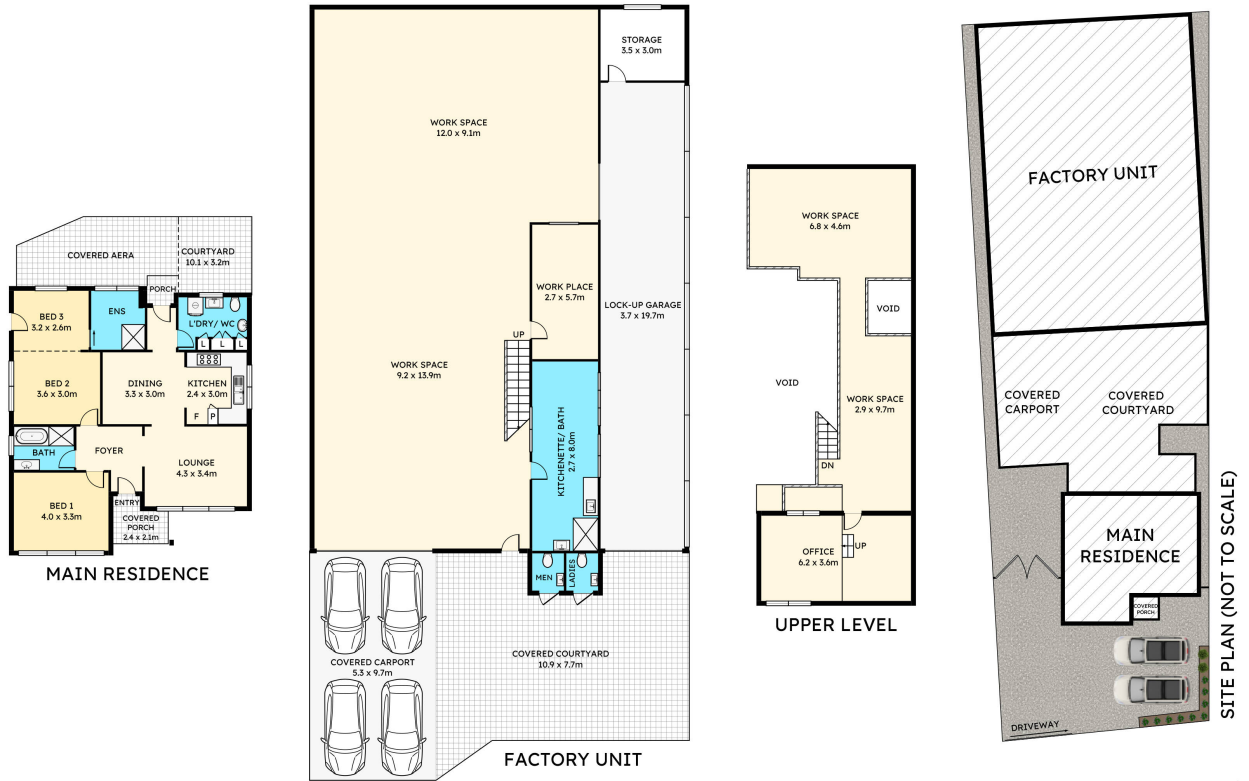
- Industrial/Warehouse

Additional Features:

- + Ideal for owner-occupiers to live and work on-site
- + Strong investment potential with dual-income flexibility

This is a rare opportunity to secure a versatile dual-use property in a tightly held location. Don't miss your chance to capitalise on its outstanding potential.

Laing+Simmons | Cabramatta



25 Kurrara Street, Lansvale

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