



LARGE WAREHOUSE & HOUS ON A 1,120SQM LAND

Contact Agent

Laing + Simmons Cabramatta is pleased to present 26 Longfield Street Cabramatta offered For Sale. This property includes a double-story home & a large warehouse/workshop both to be sold in one line. Take advantage of this opportunity to own a rare dual-zoning property, reside at the front house and run your own business at the rear warehouse/workshop.

FRONT HOUSE

- + 3 good-sized bedrooms, all with built-in wardrobes
- + Master bedroom with en-suite
- + Spacious living area with separate dining
- + Stylish kitchen with marble benchtop
- + 2 bathrooms & 3 toilets
- + Window shutters & ducted air conditioning
- + Tiled and timber flooring
- + Currently leased to a good tenant, paying \$800.00 per week
- + Fully fenced with remote-control gate & lock-up garage

REAR WAREHOUSE

- + Dual zoning: R2 & E4 General Industrial
- + Land size: 15.24m x 80.47m = 1,220sqm
- + 442sqm ground level
- + 349sqm additional mezzanine
- + Leased to Ocean Blue Group Australia Pty Ltd
- + Rental return: \$123,760 + GST per annum
- + Lease Expired: 1/02/2028 with 1 year option
- + Easy access to Hume Highway
- + Contact the exclusive agent for an inspection



Son (Sonny) Tran
Principal

Amenities

- Industrial/Warehouse
- Garage
- 10 Com Car Spaces

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26 Longfield Street, Cabramatta

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