



12-18 Langford Drive, Kariong NSW 2250

## BLUE CHIP INVESTMENT!!

This unique opportunity with a National Tenant in the heart of the Central Coast Growth Corridor has been listed to sell! Our motivated vendors have just recently resigned a brand new 5 year lease plus options until 2038. This quality property has complete reports and documentation available on request. Details and property particularly include:

Retail  
FOR SALE

1717sqm

Title: Lot 2 DP 835491  
Site Area: 1,717m<sup>2</sup>  
Leased to: Caltex Australia Petroleum Pty Ltd  
Term: 5 years  
Commencement: 1st of December 2018  
Expiry: 30th of November 2023  
Options to renew: 3x five year options  
Rent: Currently \$161,43

Ty Blanch L.R.E.A.

0421 645 961

Principal [tyblanch@ljhooker.com.au](mailto:tyblanch@ljhooker.com.au)