



**12b/4 Louise Avenue, Ingleburn NSW 2565**

## **Affordable Industrial Strata Unit**

The subject property is located within a large strata unit complex off Louise Avenue, which is easily accessed via Stanley Road, within the well-established Ingleburn Industrial Precinct. Excellent access to the M5 & M7 motorways is provided via Williamson Road and the Brooks Road on-ramp, and the property is close to all the essential services of the Ingleburn CBD and within walking distance to Ingleburn Railway Station.

- ? Area totalling - 98m?\*
- ? Access provided via single roller shutter door
- ? 4 metre + internal clearance
- ? Excellent truck and vehicle access and manoeuvrability
- ? Ample parking on site

For more information on this o

Industrial  
FOR SALE

98sqm