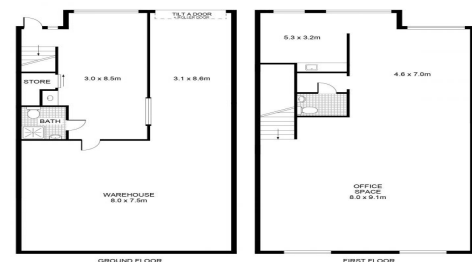
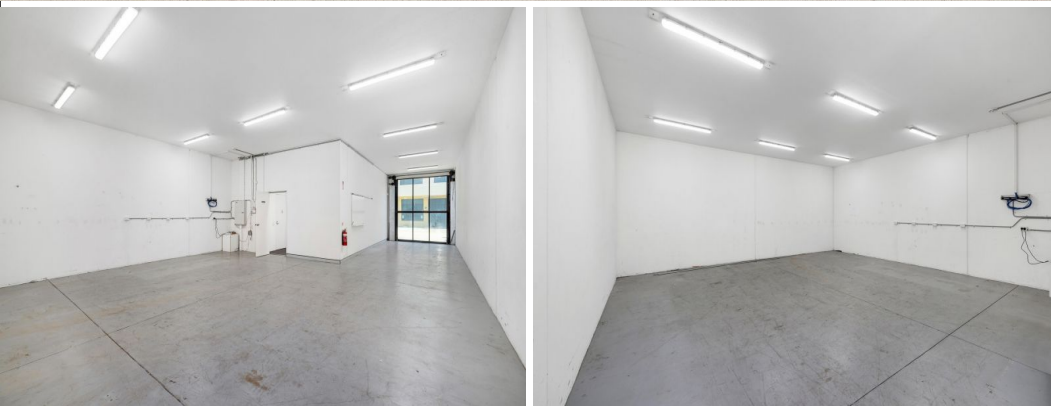




\* Outline Indicative Only



3/105a Vanessa Street  
KINGSGROVE

GUNNING

3/105a Vanessa Street, Kingsgrove NSW 2208

## HI - TECH UNIT! OFFICE + WAREHOUSE/STORAGE!

Gunning Real Estate is pleased to present for sale via Private Treaty this Hi -Tech unit situated towards the front of this modern industrial estate.

The property is strategically positioned in close proximity to an abundance of surrounding amenity, most notably being the M5 On & Off Ramps, Kingsgrove Bunnings, Kingsgrove Station and retail strip.

### KEY FEATURES

- Ground Floor: 128sqm\*
- First Floor: 133sqm\*
- Three (3) allocated car spaces
- Excellent natural light
- Motorised roller door

Industrial  
FOR SALE  
UNDER OFFER  
261sqm

# GUNNING

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