

# Raine&Horne® Commercial

INGLEBURN  
6C/4 Louise Avenue

92 sqm

## Functional 92m<sup>2</sup> Industrial Unit Prime Ingleburn Location

Asking \$575,000 + GST

This immaculately presented industrial unit is located within a highly sought-after strata complex on Louise Avenue, offering a strategic position in the heart of the well-established Ingleburn Industrial Precinct. Accessed conveniently via Stanley Road, the property benefits from seamless connectivity to major arterial routes, including the M5 and M7 Motorways through Williamson Road and the Brooks Road on-ramp.

Its central position places it just minutes from Ingleburn's bustling town centre and within easy walking distance of Ingleburn Railway Station, ensuring excellent access for staff and clients alike.

### Property Highlights:

- Total Building Area: 92sqm (approx.)
- Secure and Practical Access: Via a single roller shutter door

Property ID	L35264531
Property Type	Industrial/Warehouse
Building / Floor Area	92

### AGENT

Dirk Ten Cate

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- Internal Facilities: Includes kitchenette and internal amenities
- Vehicle Access: Excellent truck and vehicular maneuverability within the complex
- Parking: Generous on-site parking for staff and visitors
- Zoning: E4 General Industrial

This unit presents an outstanding opportunity for owner-occupiers looking for a versatile workspace, or investors aiming to secure a quality asset in one of South West Sydney's most tightly held industrial locations. Functional and well-located, this property is ideal for a wide range of business uses.

For more information or to obtain a copy of the information memorandum, please contact Dirk ten Cate 0413 785 073