



LEUMEAH
45 Kingsclare Street

320 sqm

Investment Opportunity

Sold

The subject property is located just off Rudd Road with close proximity to Campbelltown CBD and all essential services. Within 1.2km distance to Leumeah Train Station. Access to the M5 & M7 Motorways is provided via Campbelltown road being an approximately 2km drive.

- Freestanding Commercial cottage totalling 320m²*
- Site area 943m²*
- Well-appointed fit out, including Four (4) consultation rooms
- Disability compliant amenities and access
- Concreted site with ample secure parking
- Currently leased to Cambre Inclusive until 31st July 2025
- Rental income \$82,750.20 per annum gross plus GST

Property ID	L20407741
Property Type	Offices
Building / Floor Area	320
Land Area	943.0 sqm

AGENT

Maria Agostino

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For more information on this outstanding space, please contact Maria Agostino on 0413 133 899 or Daniel Krobot on 0411 215 339.

*(Approx.)