

BENNETTS GREEN
23 Groves Road

105 sqm

4 

Triple Income Investment Opportunity

Sold for \$1,050,000 (Dec 22, 2023)

ONLINE AUCTION – If not sold prior

DATE: 29/02/23 if not sold prior

Venue: In office Raine & Horne Commercial 418 Hunter Street Newcastle

OWNER OCCUPY OR INVEST – Triple income earner

- 3 Bedroom house/office
- 2 Industrial units


Unit 1


- 110m²
- 10m² lower office

Property ID	L24654919
Property Type	Industrial/Warehouse
Building / Floor Area	105
Car Spaces	4
Land Area	594.0 sqm

AGENT

Warren Plumb

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- 10m2 upper mezzanine storage
- Shower & Toilet
- Roller door access and glass façade entry

Unit 2

- 55m2 lower level showroom
- 55m2 upper level offices
- Shower & Toilet
- Roller door access and glass façade entry

Located in the heart of Bennetts Green, this property benefits from high visibility and excellent passing traffic. Its strategic position ensures maximum exposure to potential customers, guaranteeing a steady stream of business opportunities. in the bustling E3 Productive Support zone close to Harvey Norman, Bunnings Supa Centre and the recently developed Bennetts Green Business Park.

This property lends itself to both the owner occupier looking live and work with in this outstanding Industrial estate or the savvy investor looking for a triple income generation industrial investment in a flexible E3 zoning.

Total potential income \$64,980 net per annum + GST & Outgoings

Sold as vacant possession

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