



Rare Industrial Development



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40 Oxford Street, South Nowra

Sold for \$1,650,000 (Sep 29, 2023)

Currently being utilised as a rural residential property, this 3.9-acre property has been re zoned to Industrial Zone (IN1) making it an ideal development asset within a rapidly growing region.

The renovated 3-bedroom home offers open plan kitchen, dining and living; cycle air-conditioning and fans throughout.

This building offers a variety of uses on an Industrial site including offices and staff rooms.

Situated in a private street within a high demand position, close to the retail precinct of South Nowra and Flinders industrial estate.

- 3.9 Acre fully fenced property
- General Industrial Zoning (IN1)
- 3-bedroom building with kitchen and bathroom
- Reverse cycle air conditioning and fans through-out
- 3 fenced paddocks with stables, tack room and round-yard

Property ID: L982278

Property Type: AcreageSemi-rural

Garages: 3

Land Area: 1.58 hectares

Jared Cochrane

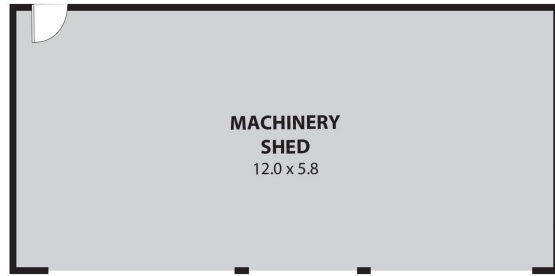
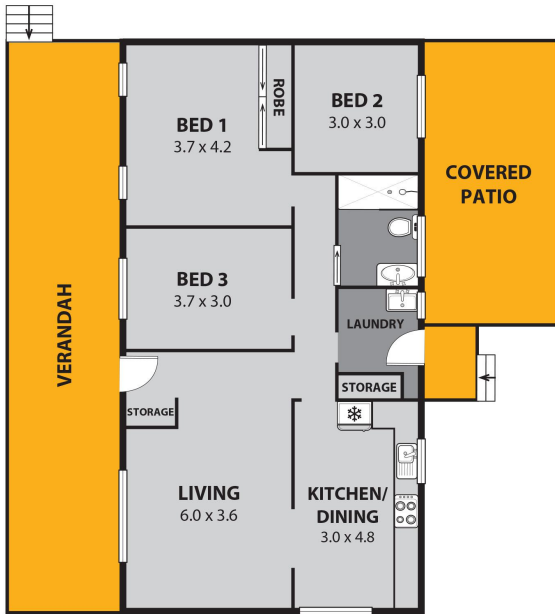
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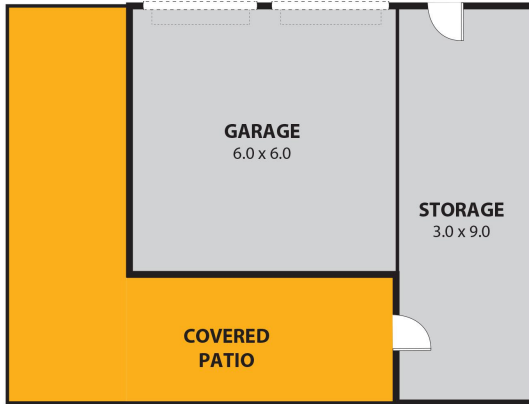
- Corner block with front and part side sealed road access
- 12m x 5.8m Machinery shed
- 6m x 6m lock up powered garage
- 9m x 3m lock up powered storage
- 54sqm covered patio

Situated in the rapidly expanding Shoalhaven region, Industrial property of this size is a rare opportunity not to be missed.

This property may not be suitable as a residential property on settlement due to change of zoning to Industrial Zoning change



*NOT ACTUAL POSITION/ORIENTATION



40 OXFORD ST, SOUTH NOWRA

INTERNAL SPACE 82m² (approx)
EXTERNAL LIVING 50m² (approx)
TOTAL AREA 132m² (approx)



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