

28 Poincettia Way, Kununurra, WA 6743



Sold House

Wednesday, 10 January 2024

28 Poincettia Way, Kununurra, WA 6743

Bedrooms: 3

Bathrooms: 3

Parkings: 150

Area: 3750 m2

Type: House



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Contact agent

We are delighted to present an exceptional opportunity to acquire this versatile light industrial property situated in the regional centre of Kununurra WA. This fully fenced land parcel spans 2750 square meters and offers a comprehensive array of infrastructure. Previously operating as the town largest panel-beating business, it would ideally suit a panel-beating business looking to expand into the region as key infrastructure such as twin spray booths, paint room, air compressors, vehicle aligners and other panel-beating equipment and a large amount of residual vehicle glass, body panels and spare parts are included in the sale. For other businesses, it offers full-height covered spaces, multiple offices, managers' housing, staff amenities and secure yard storage. The property will be sold via online auction on a walk-in walk-out basis and in its present "as-is" condition, providing potential buyers with immediate functionality and value. It will need a clear-out and some general renovations to get it back into shape, but most buildings appear structurally sound. Buyers are advised to register interest for the pre-auction viewings and undertake their own assessments prior to bidding.

Property Overview:

- **Location:** Hidden Valley Industrial Estate – Kununurra
- **Land Size:** 2750 sqm (approx.)
- **Primary Buildings:** Approximately 1320 sqm under roof (divided into large shed spaces, mezzanine storage, offices, & residential accommodation)
- **Key Features:** Spray booths, material racking, large covered areas, 3 bedroom managers' housing, and offices

Features and Highlights:

- **Versatile Layout:** The property's generous size and tall shed offers ample space for various light-industrial operations. Divided into various adjoining shed spaces, offices, and residential accommodations, the property has dual street access and over 700 sqm of open parking area.
- **Spray Booths:** Equipped with 2 dedicated spray booths and a central paint store, the property provides an ideal environment for panel beating, painting, or industrial refinishing tasks.
- **Material Racking:** The inclusion of material racking ensures efficient storage and organization of supplies and equipment, maximizing workflow productivity.
- **Large Covered Areas:** The property boasts expansive covered areas, allowing for additional workspace, protection against the elements, and convenient loading/unloading zones.
- **In addition to the industrial facilities,** the property features dedicated living quarters adjoining office spaces, providing convenience and flexibility for business owners or management personnel.

Location and Accessibility: Situated just 3km from Kununurra town centre in the main light-industrial zone of the town, this property offers a unique opportunity for local businesses looking to expand or for operators seeking a base for services to the East Kimberley. The property has main road access via Weaber Plain Road.

Auction Details: This industrial property will be available for purchase through an online auction, providing potential buyers with a transparent and competitive bidding platform. The walk-in walk-out arrangement ensures a seamless transition for the successful bidder, as they can immediately leverage the existing infrastructure. Interested parties are encouraged to participate in the auction process to secure this valuable investment opportunity.

Conclusion: With its extensive infrastructure, strategic location, and walk-in walk-out offering, this property presents a rare for businesses in need of ample shed space and operational versatility. Whether you're in the panel-beating industry or seeking a well-equipped industrial space, this property provides the foundation for growth and success. Don't miss the chance to acquire this unique asset. Participate in the online auction to secure your future in this thriving industrial setting.

Contact Brad Williams at Kimberley First National Kununurra to register your interest and obtain a full photo set or see Grays.com for auction listing.

<https://www.grays.com/lot/0001-7046562/commercial/28-poincettia-way-kununurra-wa-6743>