

4 Bundella Close, Molong, NSW 2866

Sold House

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 2

Area: 793 m2

Type: House



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\$630,000

An ideal opportunity to purchase a 793*sqm of land complete with 264*sqm shed complete with an attached residence/office space. Both the house and shed present in terrific condition with the home having fresh paint both inside and out. New carpet has also been added throughout the house. As well as the large lettable floor area and office space, another desirable feature is its location out of the flood zone, providing peace of mind for both tenants and business owners. Workshop • 264 sq m of lettable floor area • Mezzanine level, wrapping round the shed, providing extra storage or workspace • 3 separate rooms/offices, 1 complete with plumbing and a/c • 4.2m Electric roller door with awning and concrete parking area • Mezzanine storage with load rated flooring and forklift access to the mezzanine Office/Residence • 127.44 sq m of floor space area • 2 bedrooms or offices, one with a BIR. • Reception/Living area, with A/c • Solar hot water and rainwater tank • Renovated kitchen area with dishwasher and large pantry • Good bathroom facilities Outside • 4 off streetcar spaces at the front. • Good vehicle access with new privacy gates and concrete work areas. • Grassed area for additional parking or to use as a back yard 4 Bundella Close would be ideally suited to a small business or light industrial workshop, either as an owner occupier or an investor. Very well located just off the Mitchell Hwy as well as walking distance to the Molong CBD, this property would give you some good exposure. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it