

44 King Street, Rockdale, NSW 2216



House For Sale

Saturday, 27 April 2024

44 King Street, Rockdale, NSW 2216

Bathrooms: 2

Area: 278 m2

Type: House



William Gunning



James Mckenny
0423048814

AUCTION (If not sold prior)

Gunning Real Estate is pleased to present this rare offering For Sale via Public Auction. This freestanding warehouse has great bones, with its double brick construction, well-sealed terracotta tiled roof, concrete and hardwood floors and exposed beams. Split over two levels, the Ground Floor features a clear span warehouse area to the front premises onto King Street, with an underground storage area to the rear. The First Floor features an office admin area, which also benefits from street access, this time from Pitt Lane to the rear. The property also has a small attic storage area. Located just 500m* to Rockdale Train Station, and within close proximity to the nearby shops, the property boasts loads of potential & flexibility and lends itself to a number of different options, including potential to renovate into a modern warehouse-style residence (subject to council approval.)

KEY FEATURES- Land Area: 278sqm*- Ground Floor Warehouse: 130sqm*- Underground Storage: 80sqm*- First Floor: 80sqm*- Hence Combined Building Areas: 290sqm* (+ Small attic storage)- Dual street access- Zoned R2 Low Density Residential

TENANCY DETAILS- Passing rent: \$3,600 per month- Expires 30 September 2024* Approximately

NEXT OPEN FOR INSPECTIONDate: Wednesday 1 May 2024Time: 11:00am - 11:30am

AUCTION DETAILSDate: Saturday 1 June 2024Time: 10:45amWhere: Onsite

For further information or to inspect the property, please contact: William Gunning 0413 610 194 James McKenny 0423 048 814