

73 Pudman Street, Boorowa, NSW 2586

Other For Sale

Friday, 24 May 2024

73 Pudman Street, Boorowa, NSW 2586

Bedrooms: 1

Bathrooms: 1

Type: Other



Peter Mylonas
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AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are pleased to announce that the very well-known 'Kanga Hardware' of Pudman Street, Boorowa has hit the market for sale. This property offers purchasers the opportunity to acquire a quality free-standing warehouse, consisting of approximately 515 sqm* on the corner of Pudman and Stevenson Street.

Key Features:

- Site Area: 515 sqm* providing ample space for various business or redevelopment opportunities
- Building: Large 11 x 24m shed with the following features:
 - Display Area: Open plan display area suitable for showcasing products
 - Office Space: Private office space for business operations
 - Storage: Large storage rooms/sheds for inventory and equipment
 - Facilities: Includes a kitchen and toilet for staff convenience
 - Construction: Concrete floor ensuring durability and ease of maintenance
 - Accessibility: Side lane access and security fencing for added safety and convenience
- Additional Highlights:
 - Zoning: R1 General Residential zoning, allowing for prospective buyers to re-develop the site for residential purposes
 - WIWO Basis: The property is offered on a walk-in-walk-out basis, including hardware, shelving, and some equipment, giving the purchaser an opportunity to operate their own business
 - Location: Well-located property one block from schools, shops, recreation ovals, and the club, ensuring convenience and accessibility

About Boorowa: Boorowa is a vibrant and growing community known for its strong agricultural roots and welcoming atmosphere. Situated within the picturesque Hilltops Region, Boorowa provides a tranquil lifestyle while offering all essential amenities and easy access to major cities.

73 Pudman Street, Boorowa is offered for sale via Auction on Wednesday, 19 June 2024, at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For more information or to arrange an inspection, please contact the exclusive selling agents below.

*Approximately ^Subject To Council Approval