

LAWSON.



4/40 Accolade Avenue MORISSET NSW

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Exceptional opportunity to own a versatile industrial/warehouse space in the heart of Morisset. This property offers a perfect blend of functionality and modern design, making it ideal for a variety of business needs. Situated in a secure, gated complex, this brand-new unit boasts a desirable northeast aspect and has excellent access for clients and deliveries.

Brand new construction, a professional and modern space for a wide variety of businesses. Flexible uses within the E4 General Industrial zone allowing for warehousing, manufacturing, and office space (STCA*).

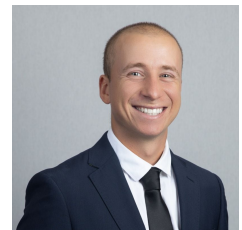
Built to accommodate a range of uses the quality tilt slab construction features key design finishes including.

* 13550mm D x 15000mm W

Price : Guide: \$750,000 - \$775,000 + GST
Building Size : 203 sqm
Land Size : 203 sqm
View : <https://www.lawsonre.com.au/8164657>



Ben Lawson
0412552024



Jake Baynie
0499271238

NOTE: ALL DISTANCES, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF A PLAN OF SUBDIVISION

ALL AREAS SHOWN HEREON ARE FOR THE PURPOSE OF STRATA SCHEMES DEVELOPMENT ACT, 2015 ONLY AND APPROXIMATE.

OFFSETS & LINE BOUNDARIES ARE PROLONGATIONS OF WALLS OR STRUCTURES UNLESS SHOWN OTHERWISE.

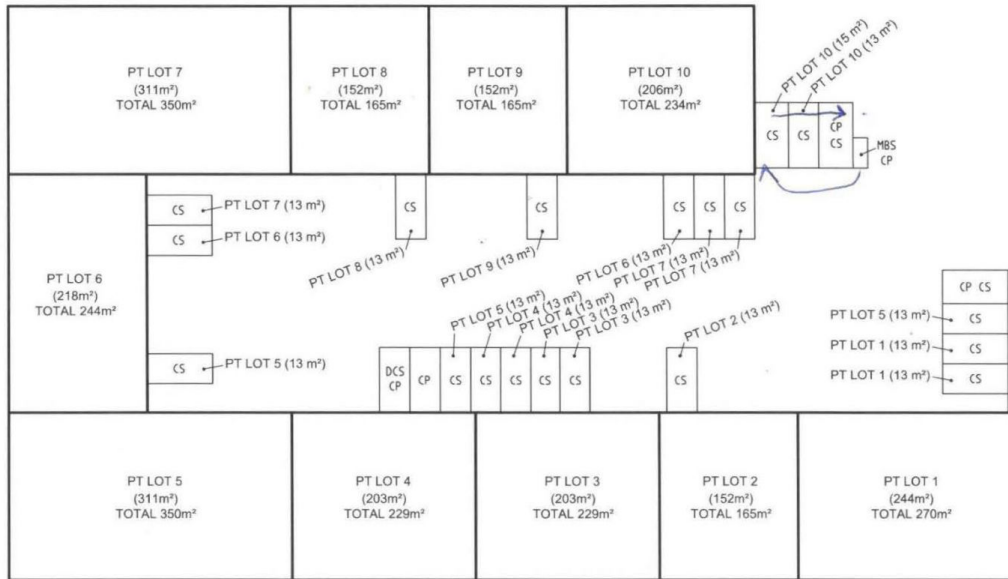
OFFSETS & LINE BOUNDARIES ARE MEASURED PERPENDICULAR FROM FACE OF WALL AND FROM VISIBL CORNERS OF STRUCTURES UNLESS SHOWN OTHERWISE.

THE STRATUM OF THE OPEN CAR SPACES IS LIMITED HEIGHT TO 5 METRES ABOVE THE UPPER SURFACE OF CONCRETE PAVEMENT.

FENCING, RETAINING WALLS, PERGOLAS, HARDSTANDS FIXED STRUCTURES ARE COMMON PROPERTY.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

DRAINAGE STRUCTURES, LINES AND PITS ARE COMMON PROPERTY.



CS CAR SPACE
 CP COMMON PROPERTY
 DCS DISABLED CAR SPACE
 MBS MOTOR BIKE SPACE

GROUND FLOOR PLAN

NORTH POINT SURVEYS ONS
 A/P: NORTH POINT SURVEYS TRUST ABN 52 061
 SURVEYING AND LAND DEVELOPMENT CONSULTANTS
 78 | 10 Yasukake Street | Nelson Bay NSW
 PO Box 378 | Nelson Bay NSW 2315
 Phone: 02 4984 2606
 Email: admin@northpointsurveys.com.au

SURVEYOR
 Name: MATTHEW W PAYNE
 Date: .
 Reference: 37717

PLAN OF PROPOSED SUBDIVISION
 OF LOT 604 DP 1269060

LGA: LAKE MACQUARIE
 Locality: MORISSET
 Reduction Ratio 1:300
 Lengths are in metres

REGISTERED

REV.	REVISION DETAILS
A	INITIAL ISSUE
B	CAR SPACES REVISED
C	CAR SPACES REVISED