

LAWSON.



4/33 Accolade Avenue MORISSET NSW

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Outstanding opportunity to purchase a premium warehouse of this size with high quality design features in a small boutique complex.

This unit will suit small to medium-sized businesses with showrooms, manufacturing, and warehousing requirements.

The unit comes with two dedicated car parks on title and there is plenty of street parking and the property is within walking distance of the popular Yard brewery.

Ideally positioned within the Morisset Industrial and Business Estate with easy access to the M1 north to Newcastle and south to Sydney.

Features include:

Price : \$875,000 + GST
Building Size : 267 sqm
Land Size : 267 sqm
View : <https://www.lawsonre.com.au/8109461>



Mitchell Petty
0249733111

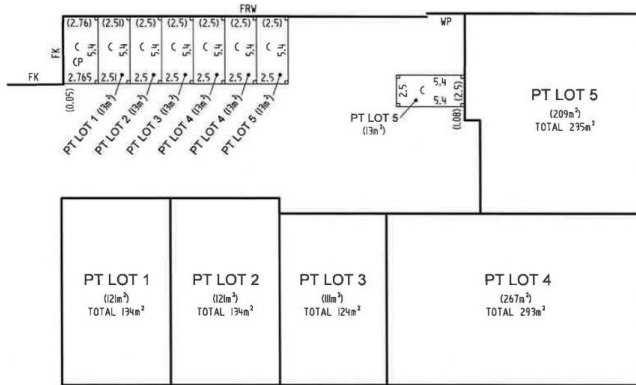


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Req:RG13882 /Doc:SP 0107413 P /Rev:01-Dec-2023 /NSW LRS /Prt:02-Dec-2023 04:01 /Seq:2 of 6
 e Office of the Registrar-General /Src:NSW LRS Connect /Ref:LRS:Connect-s ForSurveyor Use Only



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

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

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

FENCING, RETAINING WALLS, AWNINGS, HARDSTANDS & ALL 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.

- C CAR SPACE
- CP COMMON PROPERTY
- FK FACE OF CONCRETE KERB
- FRW FACE OF CONCRETE RETAINING WALL
- WP CONCRETE WALL PANEL

GROUND FLOOR PLAN

SURVEYOR
 Name: MATTHEW W PAYNE
 Date: 24/11/2023
 Reference: 37427

**PLAN OF SUBDIVISION OF
 LOT 508 DP 1250212**

LGA: LAKE MACQUARIE
 Locality: MORISSET
 Reduction Ratio 1:250
 Lengths are in metres

REGISTERED
 01/12/2023

SP107413