



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>

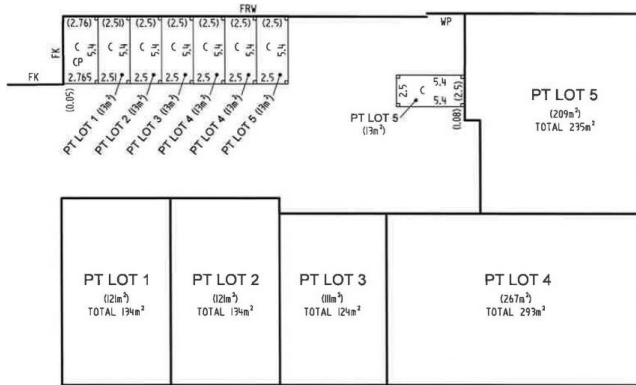


Mitchell Petty
0249733111



Ben Lawson
0412552024

Req:R613882 /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



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

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.