



4/40 Accolade Avenue MORISSET NSW

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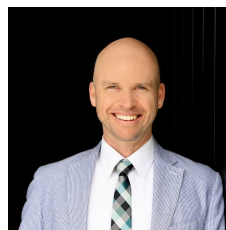
Exceptional opportunity to own a versatile industrial/warehouse space in the heart of Morisset. This property offers a perfect blend of functionality and modern design, making it ideal for a variety of business needs. Situated in a secure, gated complex, this brand-new unit boasts a desirable northeast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

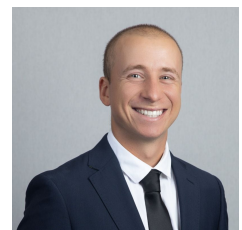
Built to accommodate a range of uses the quality tilt slab construction features key design finishes including.

* 13550mm D x 15000mm W

Price : Contact Agent
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.

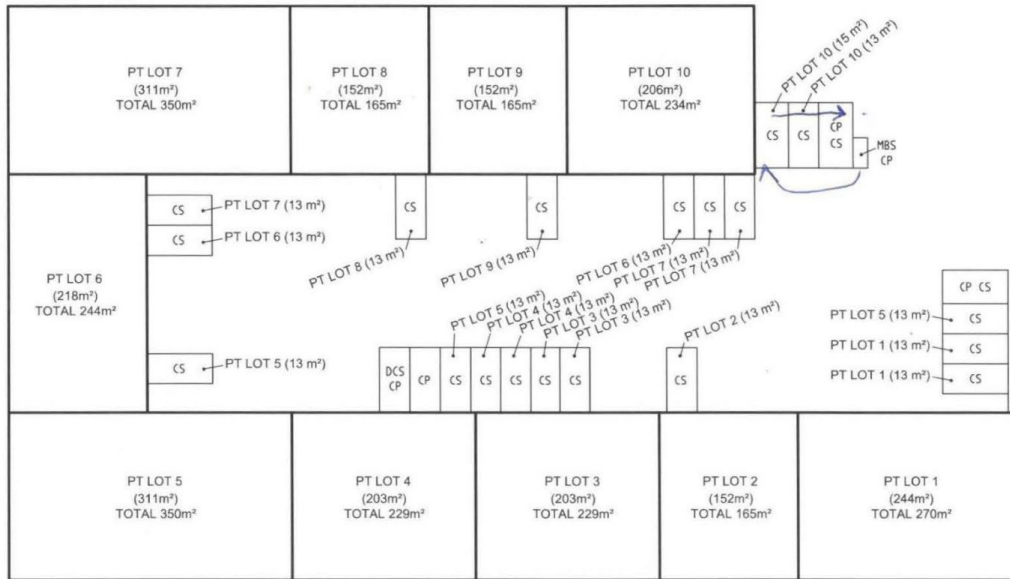
OFFSETS & LINE BOUNDARIES ARE MEASURED PERPENDICULAR FROM FACE OF WALL AND FROM VIS CORNERS OF STRUCTURES UNLESS SHOWN OTHERWISE.

THE STRUTUM 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

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

NORTH POINT SURVEYS UND
ATP NORTH POINT SURVEYS TRUST ABN 52 061
SURVEYING AND LAND DEVELOPMENT CONSULTANTS
781 10 Yacarra Street | Nelson Bay NSW
PO Box 378 | Nelson Bay NSW 2315
Phone: 02 4984 2606
Email: admin@northpointsurveys.com.au

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