

3/3 CENTRAL DRIVE, BURLEIGH HEADS, QLD, 4220



**SOLD**

## ENTRY LEVEL INDUSTRIAL UNIT

We are excited to present an immaculate man cave in Burleigh Heads, ready for immediate occupation and featuring:

- \* Approx. 130m<sup>2</sup>
- \* High and wide access electric roller door
- \* Immaculate condition - like buying new
- \* Suspended ceiling approx. 63m<sup>2</sup>
- \* Air-conditioned
- \* Part of a secure gated complex

The property is vacant and ready to occupy immediately... no waiting around for this one.

The seller has bought elsewhere, and now requires a timely sale - don't delay!

Outgoings:

Body Corporate Fees: \$1,761 approx. per annum  
GCCC Rates: \$2,900 approx. per annum  
GCCC Water: \$1,171 approx. per annum

**\*DISCLAIMER\***

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur (including but not limited to property area, description and approvals). We disclaim and do not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained herein. Prospective purchasers should make their own enquiries and seek appropriate advice to verify the information contained herein

**0 BED | 0 BATH | 0 CAR**

**PRICE:**  
**\$450,000**

**OPEN FOR INSPECTION:**  
**N/A**



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