

3/62 Kurrajong Avenue Mount Druitt NSW

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PRD Commercial Western Sydney have been appointed exclusive marketing agents to offer for sale by Auction Unit 3, 62 Kurrajong Avenue, Mount Druitt. There are 2 adjoining industrial units that will be offered for sale separately.

Located in the tightly held Mt Druitt Industrial Estate. A highly sought after location with excellent road access to the Great Western Highway, railway line & Motorway system.

Located in a small strata complex of 7 units the property is located in a corner position with 4 x off street parking spots allocated to each unit (8 in total)

Perfect opportunity to enter the Industrial market at a very affordable level. In fact these could just be the cheapest

Building Size : 207 sqm
View : <http://www.prdcommercialwest.com.au/sale/nsw/western-sydney/mount-druitt/commercial/industrial/7661591>



Darren Latty
02 4732 3711



FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

COUNCIL'S CERTIFICATE
The Council of the City of Wollongong, being satisfied that the requirements of the Strata Title Act 1972 of New South Wales have been complied with, approves of the proposed plan of subdivision of the land shown in the accompanying plan of subdivision, and directs that the same be registered as a strata plan.

This approval is given on the condition that the plan of subdivision be registered as a strata plan.

Date: 18-11-1988
Subdivision No. 7389
Council Clerk

Consent 7376 - 17/11/1988 - SA188155

Signatures, seals and statements of intention to create easements or restrictions as to USR.

As Mortgagee under Mortgage No. W430395
Westpac Banking Corporation hereby consents
to the within Strata Plan.

Produced and delivered
for and on behalf of
WESTPAC BANKING CORPORATION
17 THE LAKESWAY
MOUNT DRUITT
by RANDOLPH JOHN MALLON
his duly constituted
Attorney and/or
personally.

WESTPAC BANKING CORPORATION
by its Attorney
who hereby states that at the time of executing this instrument of revocation of the Power of Attorney registered in the office of the Registrar-General No. 274 Book 3733 the authority of which this instrument has been executed.

* Branch/Name
* Designation
* Signature
* Date
* State whether dealing or plan, and quote registered number.
* Delete as applicable

SURVEYOR'S CERTIFICATE
PETER JOHN SHEEDY, LONGHOLE OXLEY & PLNS
89 FLUSHCONBER RD, BLACKTOWN.
a surveyor registered under the Surveyors Act 1920, hereby certify that:-

- (1) any well, the inner surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (2) any lot or ceiling, the upper or under surface or any part of which corresponds substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (3) any wall, floor, ceiling or structural wall, by reference to my floor plan is defined, exists;
- (4) any building containing proposed lots erected on the land shown on the accompanying location plan and each proposed lot is a building as defined in the Surveyors Act 1920, and is situated within the boundaries of the land shown on the accompanying location plan;
- (5) the survey information recorded in the accompanying location plan is accurate.

Signature: Peter John Sheedy
Date: 18th September 1988

This is sheet 1 of my Plan in 2 sheets.

PLAN OF LOT 17 IN D.P. 270206



City: BLACKTOWN Locality: MT DRUITT

Parish: PROOTY HILL County: CUMBERLAND

Reduction Ratio 1:500

Lengths are in metres



Name of, and * address for service of notices on, the body corporate
* Address required on original strata plan only.

THE REGISTERED PROPRIETORS -
STRATA PLAN N° 34130
17 KUPRAJONG AVENUE
MT DRUITT. 2770

STRATA PLAN SP 34130

Registered: 16-11-1988

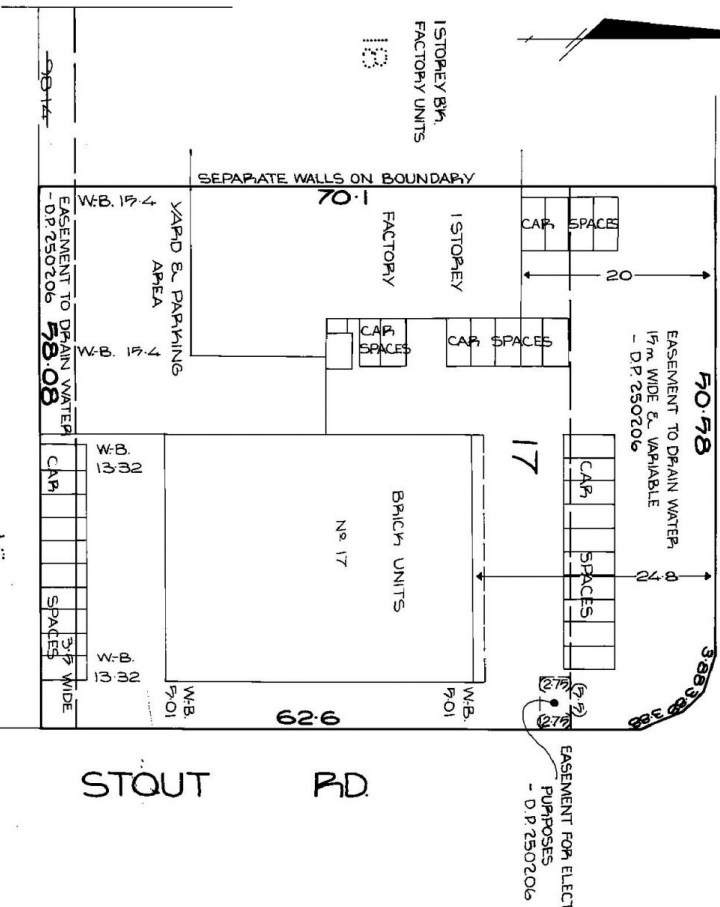
C.A.: N° 7389 OF 18-11-1988

Purpose: STRATA PLAN

Ref. Map: U8260-71 #

Last Plan: D.P. 250206

KUPRAJONG AVENUE



Plan Drawing only to appear in this space

M.P.D.

SURVEYOR'S REFERENCE: 21233

Plan Drawing only to appear in this space