



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.

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

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



Darren Latty
02 4732 3711

COUNCIL'S CERTIFICATE
 The Council of the City of Wollongong hereby certifies that the requirements of the Strata Title Act 1973 have been complied with, and the proposed plan has been approved for registration.

This approval is given on the condition that the requirements of section 39 of the Strata Title Act 1973 are complied with, and the proposed plan is registered in accordance with the requirements of that section.

Date: **18-11-1988**
 Subdivision No: **7389**
 Council Clerk: *[Signature]*

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

WESTPAC BANKING CORPORATION
 by its Attorney
 who hereby states that at the time of executing this instrument no notice of revocation has been received of the Power of Attorney registered in the office of the Registrar General No. **274** Book **3783** under the authority of which this instrument has been executed.

* Details as applicable:
 * None
 * None
 * None
 * None
 * None
 * None
 * None
 * None

Perpet 7376 - 17/11/1988 - SA1881855
 Signatures, seals and statements of intention to create easements or restrictions as to user.

SURVEYOR'S CERTIFICATE
PETER JOHN SHEEDY, LONGHOLME OXLEY & PLNS
89 FUSHCROME RD, BLACKTOWN.
 a surveyor registered under the Surveyors Act, 1929 hereby certify that:

(1) any wall, the inner surface of any part of which encroaches substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
 (2) any layer or ceiling, the upper or under surface of any part of which encroaches 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, pipe, by reference to which any boundary of a proposed lot shown on the accompanying floor plan is defined, exists;
 (4) any building containing proposed lots existed on the land shown on the accompanying location plan and each proposed lot was shown on the location plan as being within the boundary of the parcel of land shown on the accompanying location plan.
 (5) *[Signature]*
 (6) *[Signature]*
 (7) *[Signature]*
 (8) *[Signature]*
 (9) *[Signature]*
 (10) *[Signature]*

(9) the survey information recorded in the accompanying location plan is accurate
 Signature: *[Signature]*
 Date: **16th September 1988**

* Details of easements or restrictions as to user:
 * None
 * None

This is sheet 1 of my Plan in **2** sheets.

M.P.D. SURVEYOR'S REFERENCE: 21239

Table of mm: 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160

PLAN OF LOT 17 IN D.P. 270206

City: ~~State~~ : **BLACKTOWN** Locality: **MT DRAUTT**

Parish: **POOTY HILL** County: **CUMBERLAND**

Reduction Ratio: **1:700** Lengths are in metres

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

STRATA PLAN SP 34130

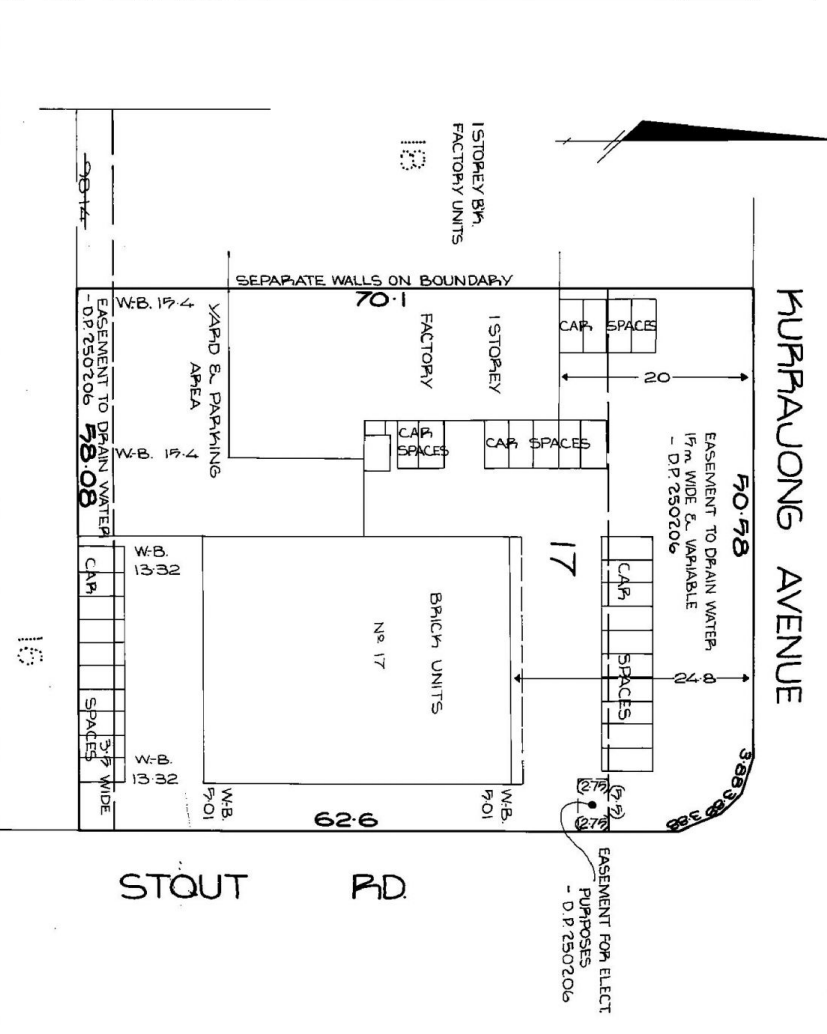
Registered: **16.11.1989**

C.A.: **N° 7389 OF 18.11.1988**

Purpose: **STRATA PLAN**

Ref. Map: **U8260-71 #**

Last Plan: **D.P. 250206**



Plan Drawing only to appear in this space

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