

4/62 Kurrajong Avenue Mount Druitt NSW



PRD Commercial Western Sydney have been appointed exclusive marketing agents to offer for sale by Auction Unit 4, 62 Kurrajong Avenue, Mount Druitt. There are 2 adjoining industrial units that will be offered for sale separately.

Building Size : 207 sqm
View : <https://www.prdcommercialwest.com.au/sale/nsw/western-sydney/mount-druitt/commercial/industrial/7661608>

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, being satisfied that the requirements of the Strata Title Act 1973 have been complied with, approves of the proposed plan of subdivision and the alignment of the boundaries of the lots shown on the plan of subdivision.

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 the authority of which this instrument has been executed.

- Surveyor
- Registrar-General
- Council Clerk
- Council
- Mortgagee
- Lessor
- Lessee
- Occupier
- Other persons concerned
- Other persons affected
- Other persons interested
- Other persons to be notified
- Other persons to be consulted
- Other persons to be informed
- Other persons to be advised
- Other persons to be notified
- Other persons to be consulted
- Other persons to be informed
- Other persons to be advised

Produced and Delivered by the Registrar-General of NSW at the Office of the Registrar-General, Mount Druitt by **Ronald John Mallon** his duly constituted Attorney and his personal seal.

[Signature]

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

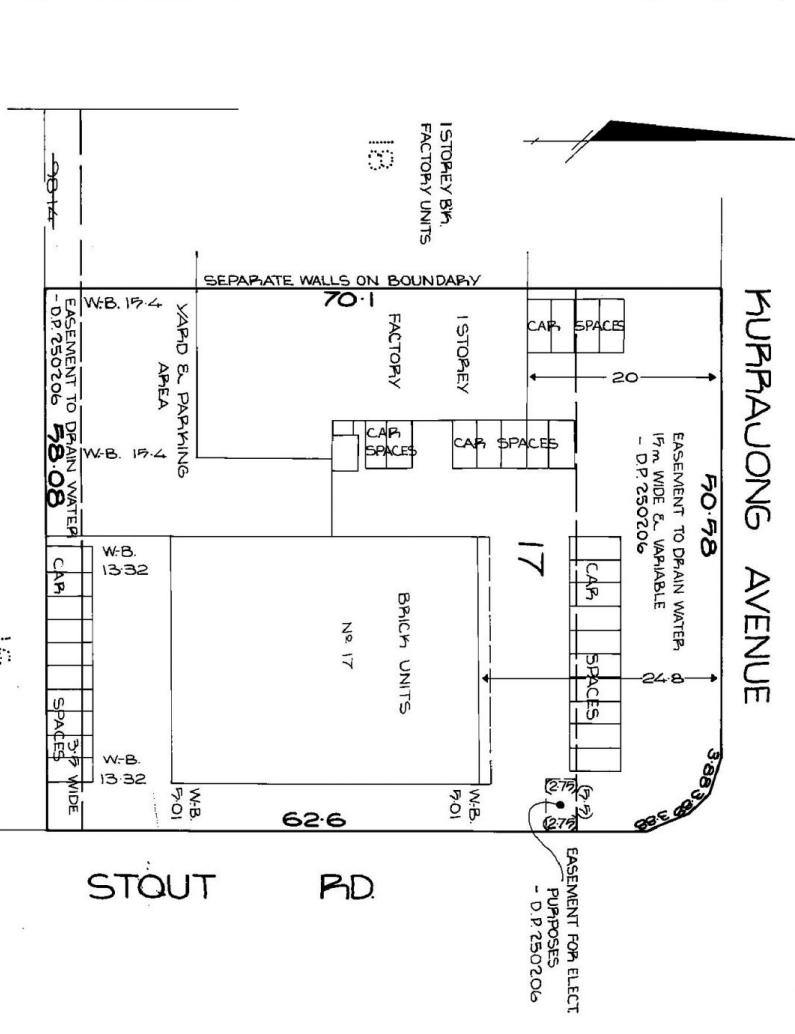
- (1) any wall, the lower surface of any part of which encroaches substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (2) any fence or ceiling, the upper or under surface of any part of which encroaches substantially with any line shown on the accompanying floor plan as a boundary of a proposed lot, exists;
- (3) any wall, fence, ceiling or structural surface, 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 situated on the land shown on the accompanying location plan and each proposed lot is within the boundaries of a proposed lot shown on the accompanying floor plan;
- (5) the survey information recorded in the accompanying location plan is accurate.

Signature: *[Signature]*
 Date: **18th September 1988**
 Surveyor's Reference: **21233**

PLAN OF LOT 17 IN D.P. 270206
 Locality: **MT DRAUTT**
 County: **CUMBERLAND**
 Parish: **POOTY HILL**
 Reduction Ratio: **1:500**

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**



M.P.D. SURVEYOR'S REFERENCE: 21233

Plan Drawing only to appear in this space

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