

# GUNNING



## 83 Planthurst Road CARLTON NSW

Older style building with 3 separate levels.

A small rear yard at the rear of the premises is accessible by the driveway at the side of the factory.

Located at the lower end of Planthurst Road, this factory offers easy access to King Georges Road & the Princes Highway.

- \* Potential for 3 separate tenants
- \* Automotive use
- \* Current income: \$46,200 p.a. + GST Gross
- \* Potential income: \$61,000 p.a. + GST
- \* Redevelopment potential
- \* 500sqm total building area
- \* 765sqm of land
- \* 4(b) light industrial zoning

**Building Size** : 500 sqm  
**Land Size** : 765 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/carlton/commercial/industrial/5730237>



**William Gunning**  
(02) 9310 9207