

# GUNNING



## 3/105a Vanessa Street Kingsgrove NSW

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Gunning Real Estate is pleased to present for sale via Private Treaty this Hi -Tech unit situated towards the front of this modern industrial estate.

The property is strategically positioned in close proximity to an abundance of surrounding amenity, most notably being the M5 On & Off Ramps, Kingsgrove Bunnings, Kingsgrove Station and retail strip.

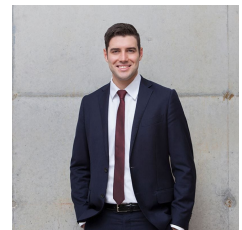
### KEY FEATURES

- Ground Floor: 128sqm\*
- First Floor: 133sqm\*
- Three (3) allocated car spaces
- Excellent natural light
- Motorised roller door
- On site cafe

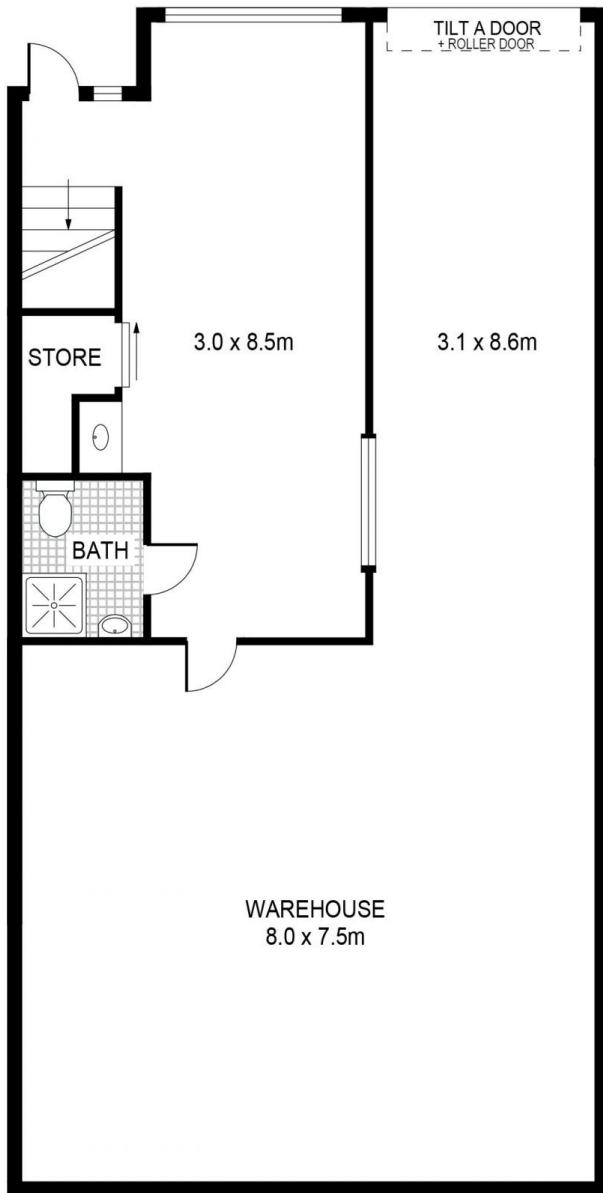
**Building Size** : 261 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/kingsgrove/commercial/industrial/7637154>



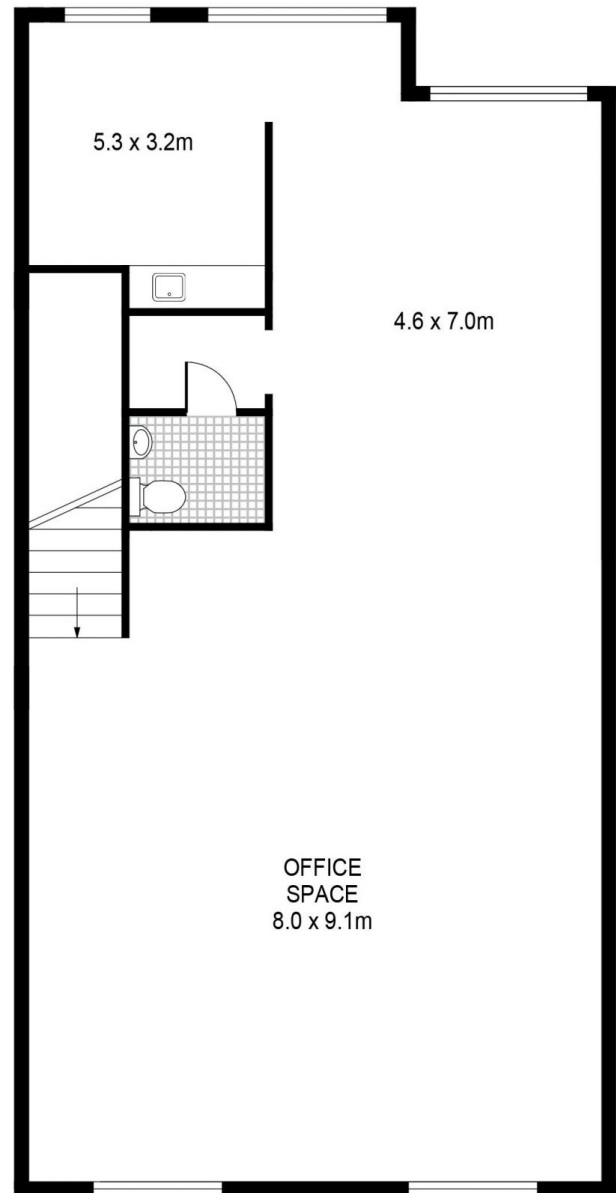
**William Gunning**  
(02) 9310 9207



**James McKenny**  
(02) 9310 9208



GROUND FLOOR



FIRST FLOOR

3/105A Vanessa Street  
**KINGSGROVE**

**GUNNING**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.