

22 Independence Street, Moorabbin



For Sale by Expressions of Interest

Closing Wednesday, 29th April at 2pm

Caretaker's Residence + Functional Warehouse | Flexible Occupy or Invest

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 29TH APRIL AT 2PM

Suitable for owner-occupiers or investors, the property is offered for sale with:

1. Vacant possession, or
2. A new 5-year lease to the existing long-standing tenant, with a commencing rental of \$70,000 per annum + GST + outgoings

Functional, spacious and highly versatile, this is a rare opportunity to secure a well designed warehouse with an approved caretaker's

residence, offering true work from home capability rarely seen.

Positioned on a 270sqm* landholding, the property provides a total building area of 422sqm*.

Key features include:

- * Total building area: 422sqm*
- * Total land area: 270sqm*
- * Ground floor warehouse: 206sqm*
- * First floor caretaker's residence: 216sqm*
- * Industrial 1 Zoning (City of Kingston)
- * Ducted and split-system air-conditioning
- * On-site car parking
- * Flexible purchase options (vacant possession or leased investment)

WAREHOUSE

The ground floor warehouse comprises 206sqm* of clear-span space, featuring:

- * Internal clearance: 3.65m*
- * Roller door access
- * Male & female amenities
- * Single and three (3) phase power
- * On-site car parking & secure fencing/gates

The layout is well suited to a wide range of uses including trade, storage, manufacturing or e-commerce operations.

CARETAKER'S RESIDENCE

Positioned above the warehouse with a separate entrance, the 216sqm* fully permitted residence has been architecturally designed and finished to a high standard.

The residence offers a level of scale and finish more commonly associated with high-end apartments, providing a genuine live/work environment.

Ideally located within close proximity to cafés, gyms, parks and everyday amenities, the property is also just 350m* from the Morris Moor precinct, a rapidly evolving hub featuring office, retail, wellness and hospitality offerings, including Archie Brothers.

Key features include:

- * Two (2) bedrooms, including a substantial master with walk-in robe and full-size ensuite bathroom
- * Spacious open plan living and dining area
- * Well appointed kitchen with stone benchtops and quality cabinetry
- * Timber flooring and premium finishes throughout
- * Second bathroom and flexible second bedroom/study
- * Private balcony

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Josh Monks 0409 335 179

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

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PROPERTY DETAILS

Property ID

2P4085

Price

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.