



## 6 VANILLA GLADE, Kenwick WA

### KEY INFORMATION

#### Address

6 VANILLA GLADE, Kenwick WA

#### Price

OFFERS INVITED CLOSING 17 May 2024

#### Type

Commercial / Industrial/Warehouse

#### Land Area

1517 sqm

#### Build Area

738 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Work-Life Balance Achieved! This exceptional property offers the ultimate flexibility for owner-occupiers or investors. Live comfortably in a spacious 4-bedroom, 2-bathroom house with a pool, all while having a dedicated work zone at your fingertips.

#### Property Highlights:

- Land Area: 1,517 sqm
- Improvements include a 4 Bedroom 2 Bathroom with Pool plus 495 sqm\* office/warehouse/workshop plus MUCH MORE
- Ideal owner occupier site or the astute investor
- Currently Zoned: Composite Residential / Light Industry capable of various uses.
- Energy efficient with Solar Panels installed on roof
- Fully fenced and Secure
- Dual crossover access to warehouse/workshop
- Good truss height - 4.27m\* (low) to 6m\* (high)
- Sliding door (3.75m wide and 4.29m high) and wide roller (3.5m\* wide and 3.7m\* high)
- Great street presentation
- Proximity to major transportation routes including Roe Highway and Tonkin Highway

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

\*Measurements are approximate and are subject to final verification.

Don't Miss Out! This is a rare opportunity to secure a one-of-a-kind property.

OFFERS INVITED CLOSING 17th May 2024 at 4pm WST (unless sold prior).

Contact Max Vaghella for a copy of the Information Memorandum or to arrange an inspection



Level 1, 187 Stirling Highway,  
Nedlands WA 6009  
T (08) 9386 9981

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