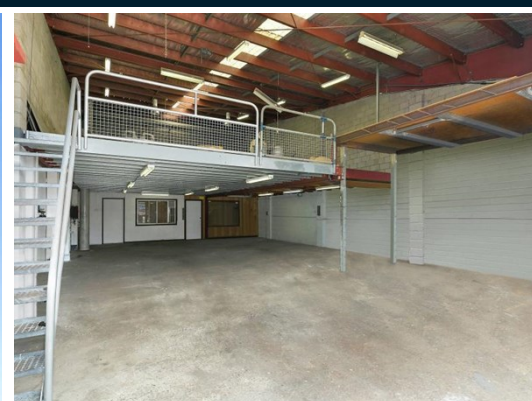


# FOR SALE

**partner**  
COMMERCIAL PROPERTY



## Unit 45, 2 Hoyle Avenue, Castle Hill 2154

Rare Opportunity - Automotive / Mechanical (STCA) or Industrial Use

- Rare - Automotive use Industrial Unit
- 159sqm warehouse + 41sqm mezzanine ++
- 5 parking spaces opposite the warehouse
- Close to Tavern, Bunnings & M2 motorway

### Location

Positioned immediately off Victoria Avenue, in the heart of the Castle Hill Trading Zone. Direct access to Windsor Road and only moments to M2 and M7 motorway.

Close to Castle Hill Tavern, Bunnings, train station, cafes and gyms. A great work / lifestyle location.

### Description

A rare opportunity to buy an industrial unit which allows for Automotive / Mechanical Use – there are only few industrial developments in Castle Hill that allows this usage.

Exceptional opportunity to secure a high demand property, with low supply available, making this an exceptional investment. Inspect now!

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	41
<b>Warehouse m<sup>2</sup>:</b>	159
<b>Total Area m<sup>2</sup>:</b>	200
<b>Asking Price:</b>	Contact Agent
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	5
<b>Contact:</b>	
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au
	<b>Lee Pascoe</b> 0408 687 344 lee@partnercom.com.au

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST

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