



10 Pikkat Drive Braemar NSW

A great opportunity to acquire registered industrial land within the highly sort after and strategically positioned 'Highlands Business Park' commercial precinct.

The precinct is quickly evolving into the prime commercial corridor of the Southern Highlands. Surrounded by major retail land uses such as Bunnings Warehouse and directly opposite Irelands Machinery, the site is well positioned within the heart of this buzzing commercial precinct.

Boasting direct 24hr B-double access (north and south) to the Hume Highway, future purchasers can expect a 25-30 minute reduction in travel time to Sydney's CBD when compared to the Shire's southern Industrial precincts.

The site is registered and fully serviced including; sewer, water, power and NBN.

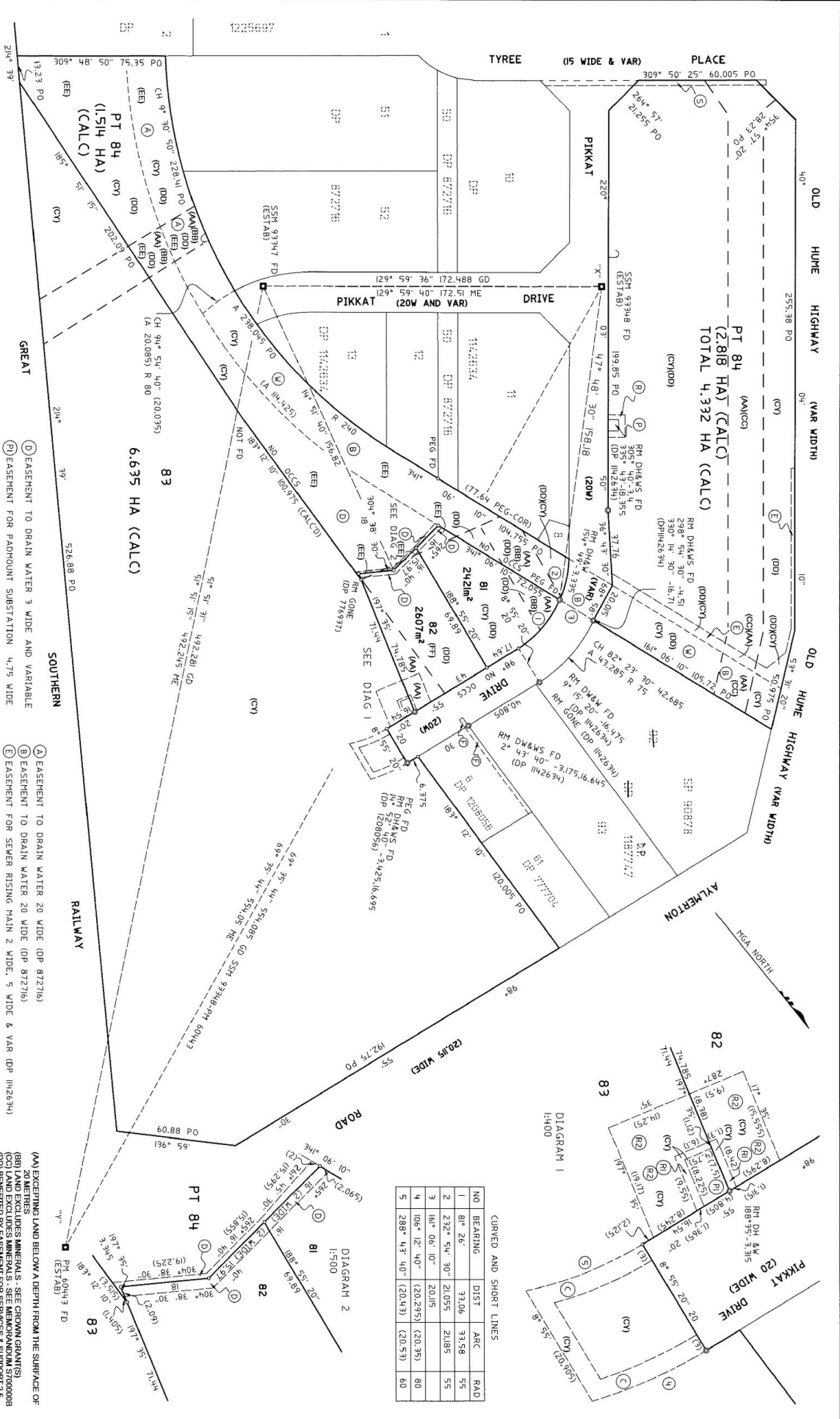
Price : \$ 1,023,000
Land Size : 2421 sqm
View : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/development/6408642>



Emma-Jane Carswell
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<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



CURVED AND SHORT LINES

NO	BEARING	DIST	ARC	RAO
1	81° 26'	33.06	33.58	55
2	232° 54' 30"	21.055	21.85	55
3	161° 06' 10"	20.015	20.35	80
4	106° 12' 40"	(20.295)	(20.53)	80
5	288° 43' 40"	(20.43)	(20.53)	80

SURVEYING AND SPATIAL INFORMATION REGULATION 2017

COMBINED SCALE FACTOR 1.000577 NGA DATUM GDA 94

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD	STATE
PM 60443	269873.844	6187825.888	56	B	2	SCMS FOUND	
SM 93347	2699466.61	6187821.805	56	C	U	SCMS FOUND	
SM 93348	269934.449	6187632.848	56	C	U	SCMS FOUND	

SOURCE: NGA CO-ORDINATES ADOPTED FROM SCMS 04-03-2018

- (D) EASEMENT TO DRAIN WATER 3 WIDE AND VARIABLE
- (F) EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE
- (C) EASEMENT FOR UNDERGROUND CABLES 3 WIDE
- (R) RESTRICTION ON THE USE OF LAND
- (A) EASEMENT TO DRAIN WATER 20 WIDE

- (A) EASEMENT TO DRAIN WATER 20 WIDE (DP 872716)
- (B) EASEMENT TO DRAIN WATER 20 WIDE (DP 872716)
- (E) EASEMENT FOR SEWER RISING MAIN 2 WIDE, 5 WIDE & VAR (DP 1142634)
- (F) EASEMENT TO DRAIN WATER 2 WIDE (DP 1142634)
- (N) EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (DP 1142634)
- (R) RESTRICTION ON THE USE OF LAND (DP 1142634)
- (S) EASEMENT FOR SERVICES AND SUPPORT 2.5 WIDE (DP 258851 & DP 775939)

- (AA) EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 20 METRES
- (BB) LAND EXCLUDES MINERALS - SEE GROUND GRANTS
- (CC) LAND EXCLUDES MINERALS - SEE MEMORANDUM S7000008
- (DD) EASEMENT FOR SERVICES AND SUPPORT 2.5 WIDE (DP 258851)
- (EE) BENEFITED BY EASEMENT TO DRAIN WATER 20 WIDE (DP 872716)
- (FF) RESTRICTION ON THE USE OF LAND (DP 778887)
- (GV) COVENANT (DP 58887)

Surveyor: RICHARD R COX
 Date of Survey: 7-03-2018
 Surveyors ref: 1215-81

PLAN OF SUBDIVISION OF LOT 91 DP 1187747 AND LOT 7 DP 1208056

LGA: WINGECARRIBEE
 Locality: BRAEMAR
 Subdivision No: 150453.02
 Lengths are in metres Fed Ratio: 1:1250

REGISTERED
 24.07.2018

