12 Pikkat Drive Braemar NSW

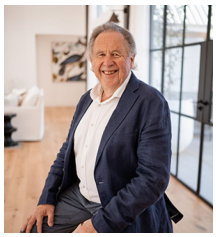
Outstanding opportunity to invest or develop this registered industrial land within the highly sort after and strategically positioned 'Highlands Business Park' commercial precinct.

'Highlands Business Park' is quickly evolving into the prime commercial corridor of the Southern Highlands. Surrounded by major retail land uses such as Bunnings Warehouse, this land sits directly opposite Irelands Machinery. This 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.

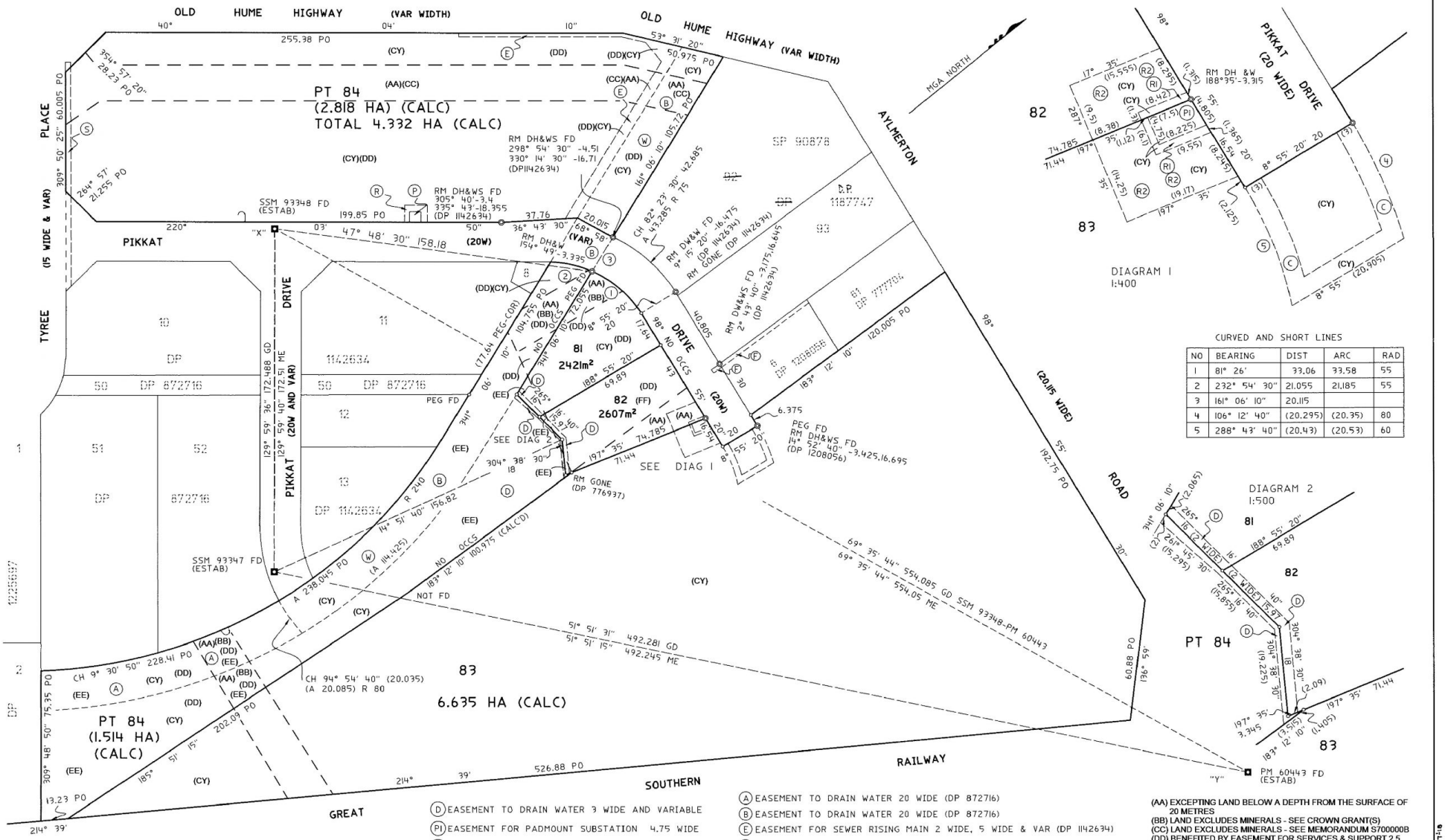
The site is registered and fully serviced including; sewer,

Price : $ 1,032,372
Land Size : 2607 sqm
View : https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/development/6408667



Arvo Pikkat
02 4871 2622

Emma-Jane Carswell
02 4871 2622



CURVED AND SHORT LINES

NO	BEARING	DIST	ARC	RAD
1	81° 26'	33.06	33.58	55
2	232° 54' 30"	21.055	21.185	55
3	161° 06' 10"	20.115		
4	106° 12' 40"	(20.295)	(20.35)	80
5	288° 43' 40"	(20.43)	(20.53)	60

(D) EASEMENT TO DRAIN WATER 3 WIDE AND VARIABLE
(P1) EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE
(C) EASEMENT FOR FOR UNDERGROUND CABLES 3 WIDE
(R1) RESTRICTION ON THE USE OF LAND
(R2) RESTRICTION ON THE USE OF LAND
(W) 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)
(P) 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 CROWN GRANT(S)
(CC) LAND EXCLUDES MINERALS - SEE MEMORANDUM S700000B
(DD) BENEFITED BY EASEMENT FOR SERVICES & SUPPORT 2.5 WIDE (DP258851)
(EE) BENEFITED BY EASEMENT TO DRAIN WATER 20 WIDE (DP872716)
(FF) RESTRICTION ON THE USE OF LAND (DP776937)
(CY) COVENANT (D756397)

SURVEYING, AND SPATIAL INFORMATION REGULATION 2017, CLAUSE 70

COMBINED SCALE FACTOR 1.000157 MGA DATUM GDA 94

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD	STATE
PM 60443	269853.844	6187825.888	56	B	2	SCIMS	FOUND
SSM 93347	269466.61	6187521.805	56	C	U	SCIMS	FOUND
SSM 93348	269334.443	6187632.68	56	C	U	SCIMS	FOUND

SOURCE: MGA CO-ORDINATES ADOPTED FROM SCIMS 04-03-2018

10 20 30 40 50 60 Table of mm 90 100 110 120 130 140 150

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: 15/0453.02
Lengths are in metres Red Ratio: 1:1250

REGISTERED
24.07.2018

DP1244821 P

Req:R974282 /Doc:DP 1244821 P /Rev:25-Jul-2018 /Sts:SC.OK /Pgs:ALL /Prt:25-Jul-2018 14:43 /Seq:1 of 4
Ref:HAZ-HELEN- /Src:H