



**11/17 Pikkat Drive Braemar NSW**

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Architecturally designed complex of 21 commercial units, perfect for a range of small to medium businesses looking to secure a flexible workspace or storage option, minutes to Mittagong and Bowral.

**Price** : \$ 572,000  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/industrial/7126527>

With construction to commence in March 2022, these high quality, low maintenance strata units between 162m2 and 265m2 are perfectly positioned in a prime location at the gateway to the Southern Highlands, just off the freeway.

Versatile and space efficient with generous mezzanines to optimise your space. Each unit has its own kitchenette and bathroom facilities, high 7 metre internal clearances with 5 metre high roller doors and two dedicated car parking spaces. Dual street frontage ensures ease of access within the secure gated complex.



**Emma-Jane Carswell**  
 02 4871 2622



**Simon Pikkat**  
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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.



UNREGISTERED

LOCATION PLAN  
17 PIKKAT DRIVE, BRAEMAR

- ┌ DENOTES PERPENDICULAR TO WALL/STRUCTURE
- (A) SINGLE STOREY FACTORY UNITS WITH MEZZANINE FLOOR AREA, METAL ROOF
- (B) SINGLE STOREY BUILDING (PART OF COMMON PROPERTY)
- (T) TERRACE
- (CS) CAR SPACE

NOTE:  
LOT BOUNDARIES ON THE PERIMETER OF THE SCHEME  
ARE CONCURRENT WITH THE PARCEL BOUNDARY.

<p>SURVEYOR Name: BENJAMIN JOHN CUMMINS Date: 21-07-2021 Reference: 21170SP</p>	<p>PLAN OF SUBDIVISION OF LOT 7 IN DP1249068</p>	<p>L.G.A: WINGECARRIBEE Locality: BRAEMAR Reduction Ratio: 1:250 Lengths are in metres</p>	<p>REGISTERED</p>	<p>(DP NUMBER)</p>
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