

### 18/17 Pikkat Drive Braemar NSW

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Newly constructed, economically viable industrial space tailored for your property ownership. Delve into an architecturally designed unit within a pristine complex featuring 21 commercial units. This space serves as an optimal choice for small to medium-sized enterprises seeking a flexible workspace or storage solution.

Situated mere minutes from Mittagong and Bowral, this superior-quality, low-maintenance strata unit spans 224m<sup>2</sup>, with 185m<sup>2</sup> on the ground floor and an additional 39m<sup>2</sup> on the mezzanine level.

Strategically positioned at the gateway to the Southern Highlands, this unit boasts direct street access just off the freeway. Inside, discover a versatile layout complete with its own kitchenette, bathroom facilities, and storage cupboard. With an ample 7-metre internal clearance and

**Price** : Price Guide \$740,000 - \$770,000

**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/industrial/7725173>



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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.

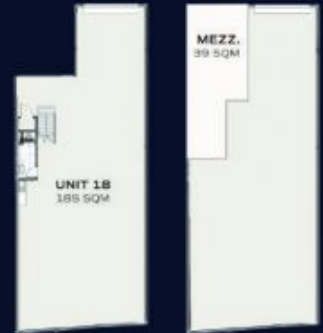


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