



## Expect the Unexpected!!

**13, 69 Acacia Road, FERNTREE GULLY, VIC 3156**

Industrial, Offices, Showroom

**Property ID: 8060**

**Price: \$595,000    Rent: N/A**

**Building: 385m2    Land: N/A**



For sale - \$595,000.00 plus GST

This property has the most incredible list of inclusions and features.

Located just off Burwood Highway, this complex is second to none. Well designed and extremely well looked after by all occupants. Factory 13 is located at the end of the complex and offers the following

Approx. 385 sqm which includes mezzanine office, showroom and storage  
The ground floor area has a beautiful reception/waiting room with tiled floors  
Disabled toilet and small kitchenette in the warehouse  
The warehouse offers good height even with the mezzanine floor and a dust extraction fan  
Upstairs offers a beautiful main office with views to the Dandenong's  
Custom built desks with stone benches, cupboards and split system  
2nd office with split system  
Showroom with built in benches, tiled floor, drop ceiling and LED lighting  
Full bathroom complete with shower and bath  
Kitchenette with stone benches  
Huge mezzanine storage area complete with work safe pallet safety rail  
4 allocated car spaces

This property is ready to move in. You don't need to lift a finger.

An inspection will not disappoint.

For further information, please telephone Michelle 0417 361 161



**Michelle Lanigan**  
**Phone:** (03) 9761 0777  
**Mobile:** 0417 361 161  
**Email:** enquiries@michellelanigan.com.au

## Additional Features

### Features

**Availability:** Now  
**Car Spaces:** 4

### Outgoings

Nil

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
13/69 Acacia Road, Ferntree Gully	0	385m2	N/A	\$595,000	N/A