

## 12/21 Babilla Close Beresfield NSW

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Every person needs a shed. When it comes to sheds this is hard to beat.

Why,

We are offering you essentially a blank canvas.

You are not paying for a fit-out that doesn't suit your needs.

High clearance roller door to generous internal space.

Three phase power, toilet, kitchenette and partitioned office area.

Internal lower floor area 163m<sup>2</sup> approx.

A mezzanine level of 68m<sup>2</sup> approx.

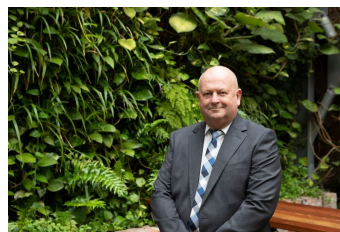
Total area 231m<sup>2</sup> approx.

Plus

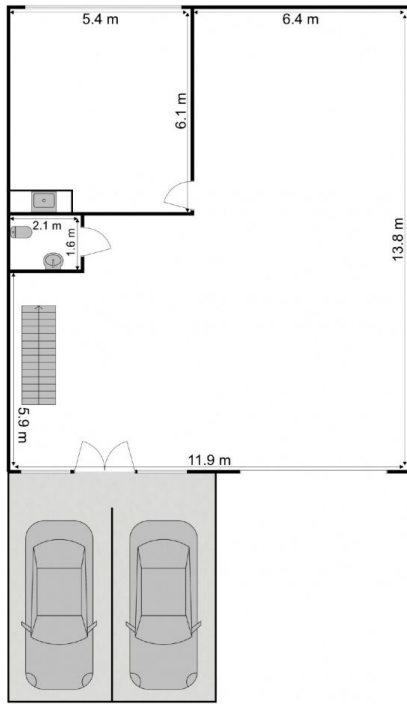
2 designated parallel car spaces directly in front of the building.

This may be the perfect place for you to operate your

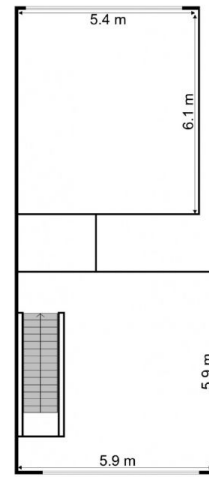
**Building Size** : 231 sqm  
**View** : <https://www.street.net.au/sale/nsw/hunter-valley-lower/beresfield/commercial/industrial/8048971>



**Andrew Walker**  
02 4926 3933



**Lower Level**



**Mezzanine Level**



12/21 Babilla Close,  
Beresfield

Measurements are approximate and are to be used as a guide only

Street  
Property.