



### 318 Urana Road Lavington NSW

- Centrally located within close proximity to Lavington five-ways
  - Site area approx 575 sqm with 15M frontage to Urana Road
  - Building area approx 858 sqm over two (2) levels
  - Secure leases in place to quality tenants
  - Current net rental \$95,002 per annum plus GST
  - Outstanding opportunity to acquire quality investment property
  - Zoning - Business 3 Commercial Core
- TERMS: 10% Deposit, Balance 30 days

**Land Size** : 575 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/offices/5851433>

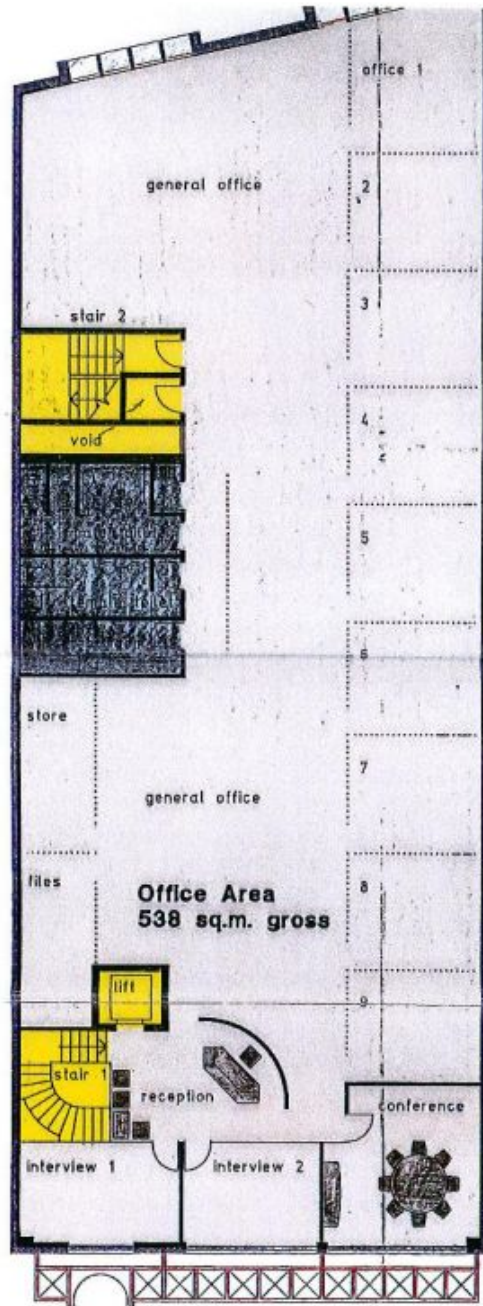
INFORMATION MEMORANDUM

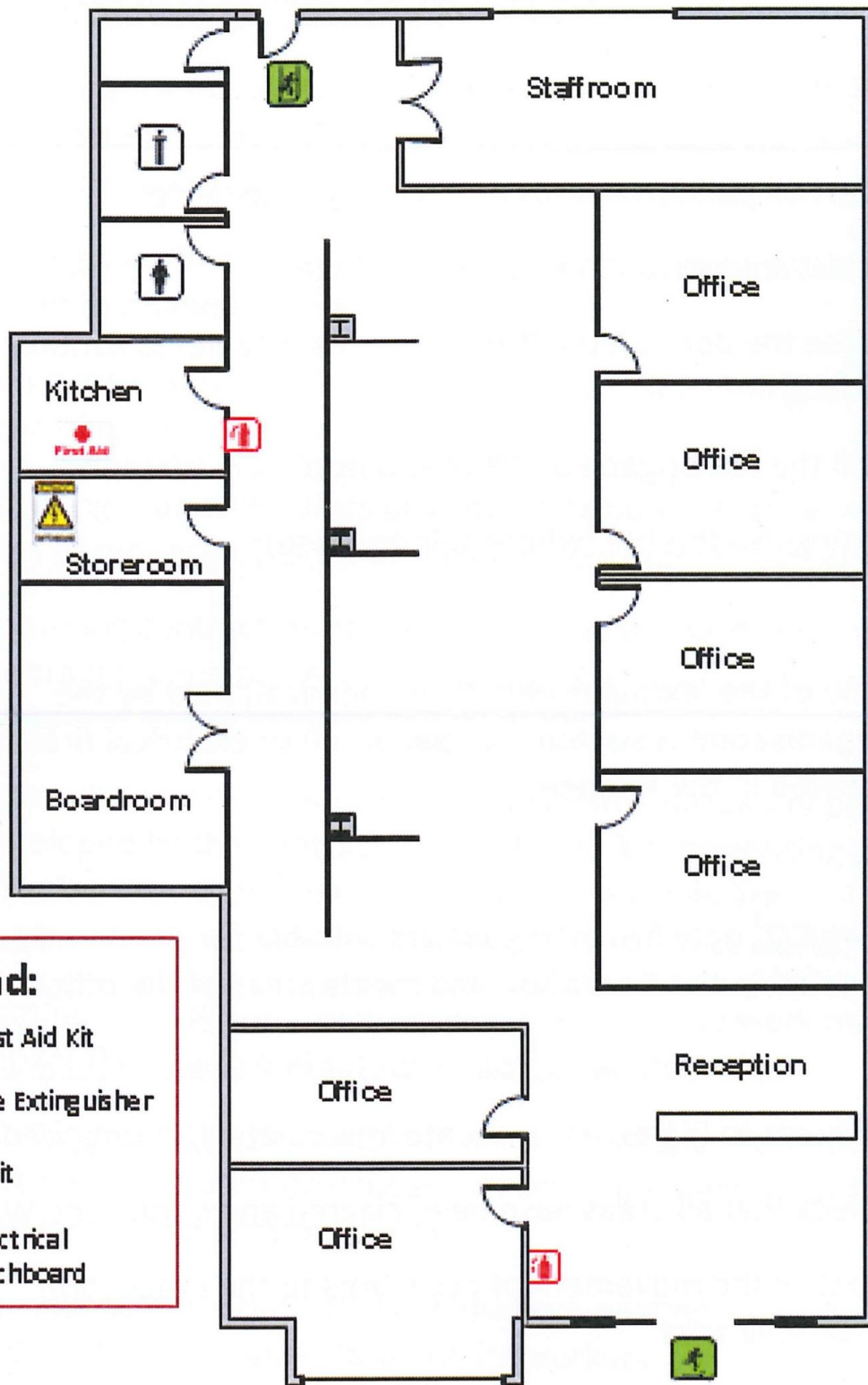
For Sale by Auction

318 Urana Road

Lavington NSW 2641

**Plans of building**





**Legend:**

-  First Aid Kit
-  Fire Extinguisher
-  Exit
-  Electrical Switchboard