



## 635 Wagga Road Springdale Heights NSW

Dixon Commercial Real Estate are pleased to offer for sale 635 Wagga Road, Springdale Heights at Auction on Friday 10 November, 2023 at 2:30pm on-site.

The offering provides an industrial-zoned site of approximately 57,900 square metres, which includes a magnificent 4-bedroom residence, 500 square metre workshop, and a separate 800 square metre industrial facility across 2x workshops.

The 4-bedroom residence is built with huge proportions and includes 2x living areas, 2x bathrooms, outdoor living area/gazebo, established gardens, 125 metre bore, scenic lake and 10kw solar.

The separate workshop of approximately 500 square metres includes a living area with bathroom, 5x roller doors, 3-Phase power, 24kw solar, additional lock up storage at the rear as well as ample undercover awning area.

The industrial improvements consist of approximately 800 square metres of purpose-built workshop with office and

**Building Size** : 1300 sqm  
**Land Size** : 58000 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/springdale-heights/commercial/other/7765619>



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