



## 11/17 Pikkat Drive Braemar NSW

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Located minutes to Mittagong and Bowral, this high quality, low maintenance strata unit is 156m2 balanced between the ground floor of 119m2 and mezzanine of 37m2 and is perfectly positioned in a prime location at the gateway to the Southern Highlands, just off the freeway with direct street frontage.

Versatile and space efficient with its own kitchenette and bathroom facilities, storage cupboard, high 7 metre internal clearances with 5 metre high roller doors and 2 allocated car parking spaces. Dual street frontage ensures ease of access within the secure gated complex.

Rent is \$550 per week including GST. Outgoings are additional to the rent.

[For full version visit the website](https://www.carltonrealestate.com.au)

**Type** : Industrial  
**Building Size** : 155 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7576569>



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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.

## UNIT 11.

<b>GROUND FLOOR</b>	119 SQM
<b>MEZZANINE AREA</b>	37 SQM
<b>TOTAL AREA</b>	155 SQM



The measurements provided in the floor plan are approximate and intended for illustrative purposes only. Although we have confidence in the accuracy of the floor plan, we cannot offer any assurance, warranty, or representation regarding its completeness and accuracy.

