

## 11/17 Pikkat Drive Braemar NSW

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Presenting a near new, versatile commercial property designed for modern business needs. With a spacious ground floor of 119 sqm and an additional 37 sqm mezzanine.

This property offers an efficient layout perfect for a variety of uses. It features a private kitchenette, bathroom facilities, and a convenient storage cupboard. The impressive 7-metre internal clearance and 5-metre high roller doors provide ample space for operations, while dual street frontage ensures easy access within a secure, gated complex.

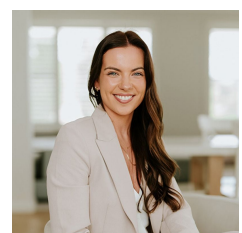
This property also comes with 2 allocated car parking spaces, making it an ideal choice for businesses seeking

[For full version visit the website](https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/industrial/8096960)

**Type** : Industrial  
**Price** : Price Guide \$610,000 - \$630,000  
**Building Size** : 156 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/braemar/commercial/industrial/8096960>



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## UNIT 11.

GROUND FLOOR	119 SQM
MEZZANINE AREA	37 SQM
TOTAL AREA	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.

