

**32 Magpie St, Singleton, NSW 2330**

**\$550,000 Plus GST**

Commercial Land, Industrial Land



**COMMERCIAL/ INDUSTRIAL DRIVE THROUGH OPPORTUNITY**

Fully fenced 5057 sq metre block Zoned B5 Business Development in Singleton's McDougalls Hill Industrial Area

Site has been fully prepared with 300 mm of foundation fill comprised of 200 mm railway ballast and topped with 100 mm road base gravel

Block has frontage & access from both Magpie St and Ellesmere Avenue and offers an elevated flood free location

Sale will be subject to GST if Applicable

**Open for Inspection**

By Appointment.

**Property Features**

- Drive through access from two streets
- Fully prepared with 300 mm of foundation fill
- Flood free location
- Fully fenced

**Listed By**



Bruce Styles  
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