



37 Lloyd Rd, Gunnedah



## Powered Work Shed, Carport & Yard Combo!

Are you in need of a spacious and versatile workspace that caters to all your professional and storage needs? Look no further! We present to you this large powered work shed with personal access door and designated office area, and two roller doors. The work shed also features a dedicated office area, providing a space for you to manage your administrative tasks.

Need extra space for your vehicles or storage? We've got you covered! Behind the workshop, you'll find a separate undercover carport boasting a whopping eight bays. Safeguard your vehicles from the elements and rest easy knowing they're protected. Moreover, an attached storage area allows you to neatly stow away tools, equipment, and supplies, ensuring a clutter-free work environment.

🚗 10 📏 3,294 m<sup>2</sup>

Price	370 + GST & Outgoings
Property Type	Commercial
Property ID	1201
Land Area	3,294 m <sup>2</sup>
Warehouse Area	130 m <sup>2</sup>

### Agent Details

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### Office Details

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Security is always a priority. With secure double gate access, you can have peace of mind knowing your valuable assets are protected day and night. The sturdy gates offer an additional layer of security, keeping unauthorized individuals at bay and allowing you to work without worries.

The icing on the cake is the vast yard behind the work shed and carport. This expansive outdoor space provides endless possibilities for additional storage, parking, and larger vehicle entry. Let your imagination run wild and make the most of this generous property.

Don't miss out on this rare opportunity to lease this work shed, carport & large yard combo. Experience the convenience, functionality, and security that this remarkable space offers. Contact us today to book a personal inspection!

**DISCLAIMER:** Whilst all care is taken with the information supplied no warranty is given and you must rely on your own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.