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REAL ESTATE

| Maurice McNamara & Co

**PROPERTY FACT SHEET**

**25 & 7 Saxton Street West NUMURKAH**

***“Highly developed Multipurpose Site”***

**Land Size:** 4.5 Hectares (11.3 Acres) approximately in 2 Titles

**Zoning:** Principally zoned Industrial with a small section in the South/West corner zoned Farming land due to Rural Flood overlay

**Location:** Situated on the outskirts of Numurkah township approximately 80 metres West of the Goulburn Valley Highway

**Improvements:**

**Residence:** 2 Story brick home with a slate tiled roof. Comprising 5 bedrooms, 3 bathrooms, large open plan family/living/kitchen area plus study and bar room all located on the ground floor while upstairs there is a large living room with kitchenette and separate office. There is also a 4-door garage with roller doors and direct access into the residence. Total building area is approximately 70 squares. In the large landscaped garden and lawn area there is a 12Mt x 4.5Mt inground salt water self-cleaning Pool with outdoor entertainment area. The garden and pool area are surrounded by a high brick fence.

**Mechanics Workshop:** 16Mt x 10Mt colorbond shed with painted epoxy concrete floor, and includes a mezzanine floor area, 3 roller doors and personal access door.

**Truck Workshop:** 24Mt x 18Mt colorbond shed with 9Mt x 6Mt mezzanine floor, truck mechanic pit, 24Mt x 18Mt concrete hardstand at the front and a 6Mt x 24Mt concrete truck wash bay at the west end of the shed.

**Office:** The office block has a total area of over 17 squares and comprises 7 offices and reception area plus there is a toilet block with male and female toilets and a unisex shower and washroom.

**Fuel Storage:** Approximately 750,000 litres of bunded fuel tank storage with extensive pipes, valves and pumps to utilize the multiple load/unload points or transfer of fuel between tanks. There is also a 20Mt x 20Mt concrete hardstand located beside these tanks.

**Comments:** All the above improvements are in an area of approximately 1.3 Hectares (4.3 Acres) at the west end of the property, leaving approximately 7 Acres of undeveloped land closest to the Highway. There is also 7000 amps 3 phase power connected to the property and it has a sealed road frontage and driveway with heavy vehicle access.