



For Sale

From \$361,600

BROULEE
40 TRAIN STREET

'Train Street Central' Stage 2 Commercial

Train Street Central is a mixed-use development centrally located on the corner of Cambridge Crescent and Train Street. This development will act as a village centre mid-point between Moruya and Batemans Bay catering for the growing population in the region. The main entrance to the Centre is through a generous airy open walkway on the corner. Stage 2 comprises of 8 commercial office, retail, and food spaces with 118 parking spaces for your clients. The Train Street Central development has been designed with the community in mind, there are units of various sizes opening the development to all business, small/large, corporate, and private. It is envisaged that Train Street Central will add a further dimension to the community, creating more infrastructure for local businesses and tourists alike. Concept plans have been prepared showing potential for several commercial industries, from health and medical services, restaurants and wine bars, education and wellness centres, retail and office spaces. The design of the development has been carefully considered with over a third of the land dedicated to common green space, that can be enjoyed by the whole community. Surrounded by three of the regions major schools, two early learning centres and an expanding retirement village within a few minutes of the development, Train Street Central is set to become the village centre and heart of this vibrant community. Our developers Peter and Lee Louttit have firmly established a reputation for excellence, high quality craftsmanship and exceptional execution of architectural design across both residential and commercial constructions. They are locals who are proud to offer an extension to the already thriving business hub that benefits local businesses within the community.



Jessica Williams

0488 554 635



Pat Jameson

0405 442 905

Parking Spaces 118

Regional Airport 9.5kms

Smart Car Charge Space

Beaches 600m

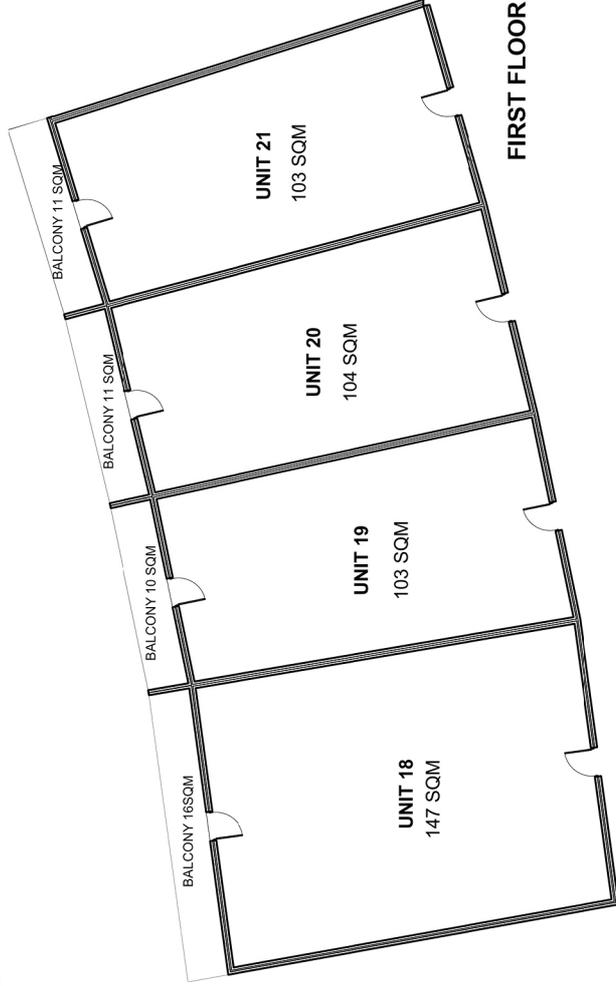
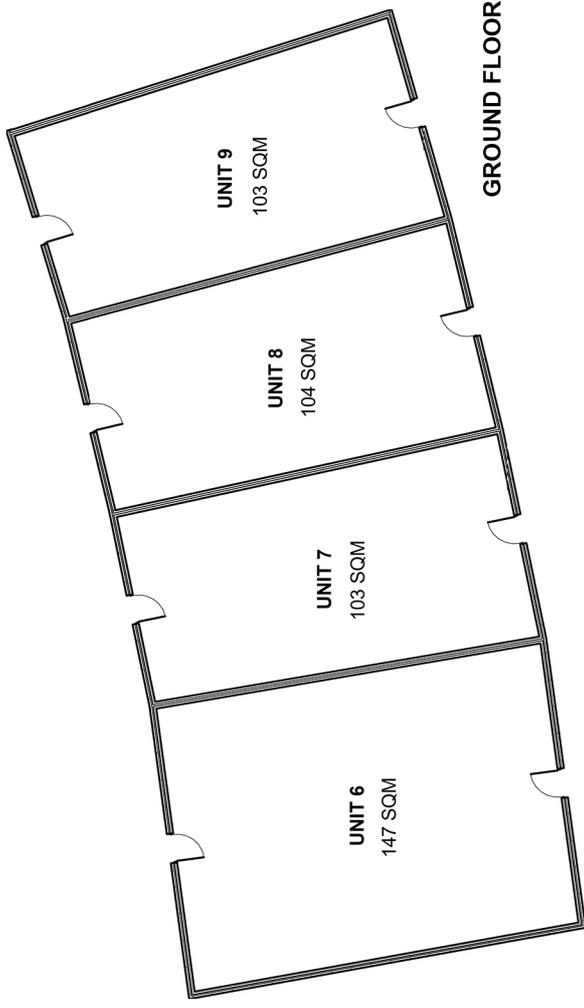
Generous Green Space

Post Office 1.8kms



Plans provided are a guide only and may not be entirely accurate and not necessarily to scale. The information within this document has been obtained from reliable sources, however we do not guarantee its accuracy and persons should conduct their own enquires to verify any information contained herein. You must register your details with our sales representative. This information is used for security purposes. We may contact you with respect to this property or others which we believe may interest you. By providing this information you agree to its usage unless you advise us. Other than the circumstances allowed under the Privacy ACT 1988, we do not disclose information of this kind to other parties. All advice given by our sales representative is general advice and has not been prepared taking into account the individual circumstances of the person to whom it is given. All purchasers should seek the advice of an appropriately licensed person as to the suitability of any purchase of property and its suitability to them.

For all your sales and property management needs contact 4472 4758.



Disclaimer: Whilst the utmost care has been taken to document the measurements of the property, all dimensions are estimates only, and should not be relied upon for accuracy. All parties should make and rely upon their own enquiries for accuracy.



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