

# BLACKSHAW



## 'Train Street Central' Stage 2 Commercial

CONSTRUCTION OF STAGE 2 COMMERCIAL IS STARTING SOON!

Prior to construction, there is an opportunity to design your own plumbing and electrical layout to suit your business requirements. We invite you to take advantage of this remarkable opportunity and to get on board at Train Street Central.

With Stage 1 complete and high profile local businesses operating, Train Street Central is already well established as Broulee's new village centre and set to be the heart of this vibrant community.

Stage 2 is now selling, offering 9 commercial spaces varying in size allowing for a vast range of businesses, big and small, corporate to private, ideal for all commercial industries from health and medical services, restaurants and wine bars, education and wellness centres, retail and office spaces.

Concept plans have been prepared for several commercial industries to show business owners and prospective investors the endless possibilities at Train Street Central.

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.



**Jessica Williams**

0488 554 635



**Pat Jameson**

0405 442 905



## Train Street Central Stage 2 Commercial



Blackshaw Coastal Pty Ltd is a registered real estate agent under the Real Estate and Business Agents Act 1978. All information is provided for general information only and is not intended to constitute an offer of any financial product or service. All information is provided for general information only and is not intended to constitute an offer of any financial product or service.

**BLACKSHAW**

### Price List

Ground Floor

Unit 6 - SOLD

Unit 7 - SOLD

Unit 8 - SOLD

Unit 9 - SOLD

Unit 10 - SOLD

First Floor

Unit 18 - \$558,600

Unit 19 - \$391,400

Unit 20 - \$395,200

Unit 21 - SOLD

### Other Features:

Parking Spaces  
118

Regional Airport  
9.5kms

Beaches  
600m

Post Office  
1.8kms

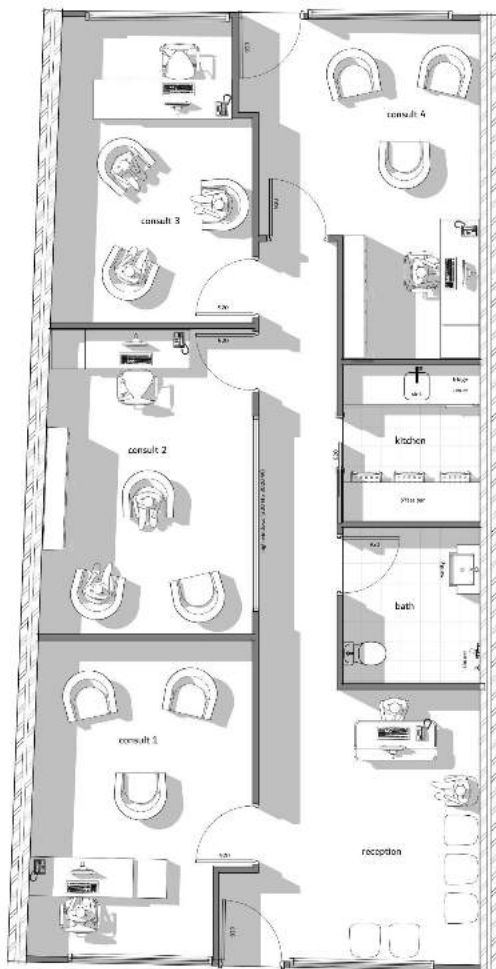
Any plans provided are a guide only and may not be entirely accurate and not necessarily to scale. The information within this document has been obtained from reliable sources, however we do not guarantee its accuracy and persons should conduct their own enquires to verify any information contained herein. 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.





## POTENTIAL FIT OUT OPTION - CONSULTING ROOMS



**CONCEPT PLAN ONLY**

103 sqm  
unit  
(approx.)

Inclusions to fit out:

Bathroom including toilet and basin

White box

Power to unit – own meter

Water to unit

Shared access within the development:

118 car spaces

30% green space

Smart car charging station

Guest amenities

Undercover walkways

Garbage enclosures

### Located nearby

Moruya Hospital - 15.5kms

Moruya CBD - 12.5kms

Batemans Bay CBD - 18.8kms

Mogo Village - 10.8kms

Mogo Mountain Bike Trail - 15.4kms

Mogo Zoo - 10kms

2 Private Schools - 650m

Primary School - 180m

Canberra - 2 Hour Drive

Sydney - 3.5 Hour Drive

Any 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.**





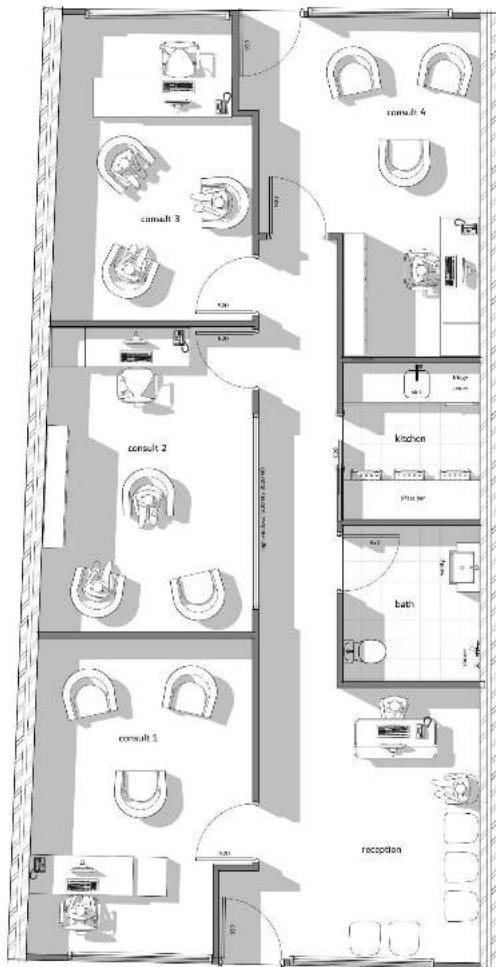
Any plans provided are a guide only and may not be entirely accurate and not necessarily to scale. The information within this document has been obtained from reliable sources, however we do not guarantee its accuracy and persons should conduct their own enquires to verify any information contained herein. 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.





## POTENTIAL FIT OUT OPTION - CONSULTING ROOMS



103 sqm  
unit  
(approx.)

**CONCEPT PLAN ONLY**

Inclusions to fit out:

Bathroom including toilet and basin

White box

Power to unit – own meter

Water to unit

Shared access within the development:

118 car spaces

30% green space

Smart car charging station

Guest amenities

Undercover walkways

Garbage enclosures

### Located nearby

Moruya Hospital - 15.5kms

Moruya CBD - 12.5kms

Batemans Bay CBD - 18.8kms

Mogo Village - 10.8kms

Mogo Mountain Bike Trail - 15.4kms

Mogo Zoo - 10kms

2 Private Schools - 650m

Primary School - 180m

Canberra - 2 Hour Drive

Sydney - 3.5 Hour Drive

Any 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.**



## POTENTIAL FIT OUT OPTION - RESTAURANT/CAFE



UNIT 10  
115 SQM  
INTERNALLY  
(APPROX.)



CONCEPT PLAN ONLY



Any 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.



## VISIT

[www.trainstreetcentral.com.au](http://www.trainstreetcentral.com.au)

## EMAIL

[jwilliams@blackshawcoastal.com.au](mailto:jwilliams@blackshawcoastal.com.au)

[pjameson@blackshawcoastal.com.au](mailto:pjameson@blackshawcoastal.com.au)

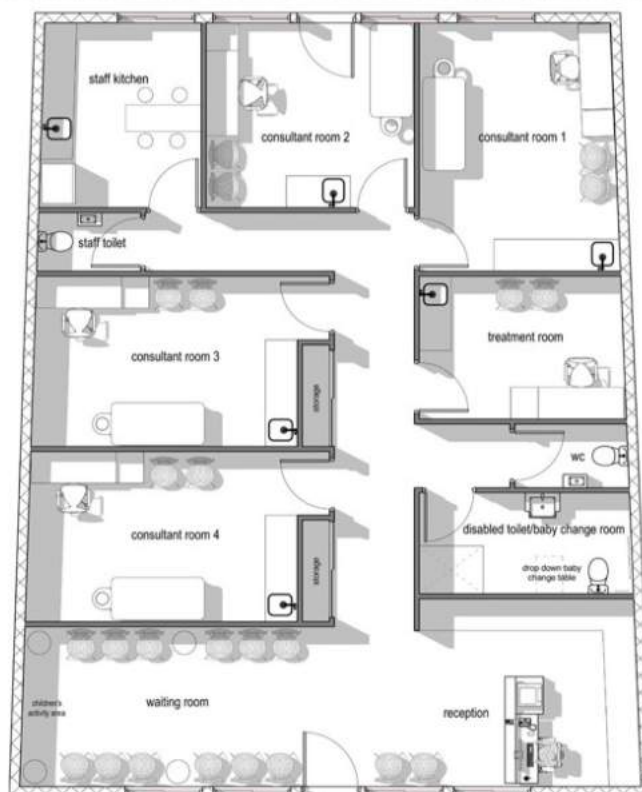
## STAY CONNECTED



@trainstreetcentral



### POTENTIAL FIT OUT OPTION - HEALTH AND MEDICAL SERVICES



147 sqm  
unit  
(approx.)

### CONCEPT PLAN ONLY

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.