

## **DRAFT MEDIA RELEASE**

### **New My Shed development for tradies or downsizers**

A cost-effective solution for small businesses looking for a workspace or residents looking for extra storage space or to downsize will soon be available through a new, commercial unit complex in Warabrook.

My Shed Newcastle is a 57-unit, gated, complex to be built at 31 Warabrook Boulevard.

Sales and marketing agent, Allan Kentwell, from PRDnationwide Newcastle and Lake Macquarie, said the complex will provide much needed small business and storage space for the region.

Mr Kentwell said the complex had been designed based on extensive research about buyers' preferences for unit sizes and features.

He said units range from 20m<sup>2</sup> to 46m<sup>2</sup> but most are in that "sweet spot" of 32m<sup>2</sup> to 35m<sup>2</sup>. Some units are longer and thinner to suit a caravan, boat or trailers. There are 21 car spaces available for separate purchase.

Larger units have a 920mm wide entry door and a 3.6m clearance electric roller door for easy access. Each unit is individually metered to control power costs, but some can be connected to 3 phase power if required. There is the option of adding a mezzanine floor, toilet and sink, high-speed data connection as well as upgrading to 15 amp power points.

Mr Kentwell said the units are a sound investment for private investors or a self-managed super fund (SMSF) with potential for strong net capital growth and high rental returns. He is building a waiting list of tenants.

"The My Shed Newcastle units are modern, versatile, low maintenance and secure," Mr Kentwell said.

"For small businesses or expanding home based businesses looking to separate work and family it can be cheaper to buy than leasing premises plus there are tax savings with depreciation from year one," he said.

"Warabrook is a convenient, central location that is only 10 minutes from Newcastle, Wallsend or Kooragang Island and 20 minutes to Tomago or East Maitland."

Mr Kentwell said the units are being sold off the plan and are expected to be completed by mid-2019. He has already had strong interest with 12 units sold.

The units are priced between \$90,000 and \$195,000. For information visit [myshednewcastle.com.au](http://myshednewcastle.com.au) or call 4926 0600 (24hrs).

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**Media information:** Allan Kentwell on 0411 536 626.