



## MODERN SUBSTANTIAL OFFICE FREEHOLD WITH STRONG GROWTH POTENTIAL

### Description

- MODERN TWO LEVEL FREEHOLD
- SECURE INVESTMENT
- STRONG RENTAL UPSIDE

\* Land Area: 220 sqm\* with rear rear access

\* Building Area: 324 sqm\* - comprising modern well appointed two level office freehold with 4 on-site car spaces

\* Combined rent \$54,000 pa + outgoings offering significant rental uplift

\* Two secure income streams

\* Development upside (STCA)

\* Dynamic multi cultural hub offering strong growth fundamentals

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

<b>Area m<sup>2</sup>:</b>	324.00
<b>Land Area m<sup>2</sup>:</b>	220.00
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	4 on-site car spaces
<b>Sale Method:</b>	Auction Wednesday, 20 March 2019 1:00 PM

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