

Sold



Suite 8/ 40 Waddell Road, Bicton



SUPERIOR OFFICE IN GREAT LOACTION

Ground floor air conditioned 81sqm strata office (89sqm total with courtyard) is offered with a full fit out and is superbly located adjacent to Melville Plaza, within the Melville District Centre and on the Canning Highway public transport corridor.

This surprisingly well priced and beautifully presented office/consulting rooms is an ideal scenario for those wishing to make the next step into their own premises or an investor looking to step into the commercial market.

The current layout features two office/meeting rooms with fabulous natural light, a smart reception area and an open plan work area with access to the bathroom, kitchen and a small courtyard. There are 3 car spaces allocated for business hours parking.

The location is exceptional with strong foot & car traffic underpinned by nearby major businesses including Melville Mazda, Coles, Dan Murphy's etc whilst being close to beaches, the river and numerous cafes & restaurants

PROPERTY PARTICULARS:

Internal Area | 81m²

 3  89 m2

Price	SOLD for \$352,000
Property Type	Commercial
Property ID	800
Land Area	89 m2
Office Area	81 m2

Agent Details

Joseph Mansour - 0412 672 234

Office Details

Applecross
21 Kearns Crescent Applecross WA
6153 Australia
08 9364 8899



Total Strata Area | 89m²

Parking | 3 Car Bays Allocated For Business Hours Parking

Zoning | Centre C2 - Melville District Activity Centre Plan

2021/22 OUTGOINGS:

City of Melville | \$2,381 Per Annum

Water Corporation | \$1,395 Per Annum

Strata (Admin) | \$547.50 Per Quarter

Call for further details or a viewing today.

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