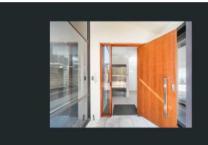
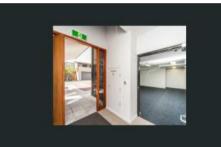


Suite 8/40 Waddell Road, Bicton







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

🗐 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



PROPERTY PARTICULARS:

Total Strata Area | $89m^2$ 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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