

Sold



**Suite 8/40 Waddell Road, Bickton**



## SUPERIOR OFFICE IN GREAT LOCATION

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

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

### Agent Details

Joseph Mansour - 0412 672 234

### Office Details

Applecross  
21 Kearns Crescent Applecross WA  
6153 Australia  
08 9364 8899

### PROPERTY PARTICULARS:

Internal Area | 81m<sup>2</sup>



Total Strata Area | 89m<sup>2</sup>

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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*