



**SOLD**

## SPACIOUS COMMERCIAL/OFFICE SPACE DOWNSTAIRS AND 3 BEAUTIFUL BEDROOMS UPSTAIRS WITH TWO-WAY ACCESS

This very spacious modern office can fit 20+ staff, located in a beautiful street adjacent to all facilities. Urban core- multiple uses including commercial/Residential. Change of use may be possible with council consent(STCC). Built-in 2009, 3 beautiful bedrooms -Residential upstairs, office downstairs, 2 spacious bathrooms with tiled walls, NBN, Foxtel, 9 Aircons throughout, 3 toilets, double garage, downlights, Skylight throughout with the following features.

### Downstairs:

- Downstairs office has a Reception plus 3 big office cabins, 8 big tablespaces, which can fit 20+ staff.
- 4 Aircons Downstairs R/C
- Double garage with auto roller doors and Aircon
- Carpet/ tiles downstairs for office
- Cabins made of aluminum framing with special glass- floor to ceiling
- Monitored alarm system
- Hardwired-Cat6 throughout the office with stainless steel data cable tray with detachable panels
- Kitchen for office with cupboards, Pura tap, and fridge
- Under stair storage space for cables with exhaust fan, plugins
- Spacious toilet in the office can be used by people with disability

### Upstairs:

- Beautiful 3 bedrooms upstairs, master bedroom with ensuite and walk-in robe
- 2 very spacious bathrooms (including ensuite)
- 5 Aircons Upstairs
- Asko Induction hot plate stovetop
- Asko electric fan forced oven
- Asko dishwasher and Range hood
- Laundry with dryer, washing machine, plenty of storage cupboards, tiled walls
- Pura tap upstairs and downstairs
- Upstairs-laminated timber flooring, bedrooms, and living with carpets
- Rear access to residence upstairs
- Spacious balcony with tiled flooring upstairs.

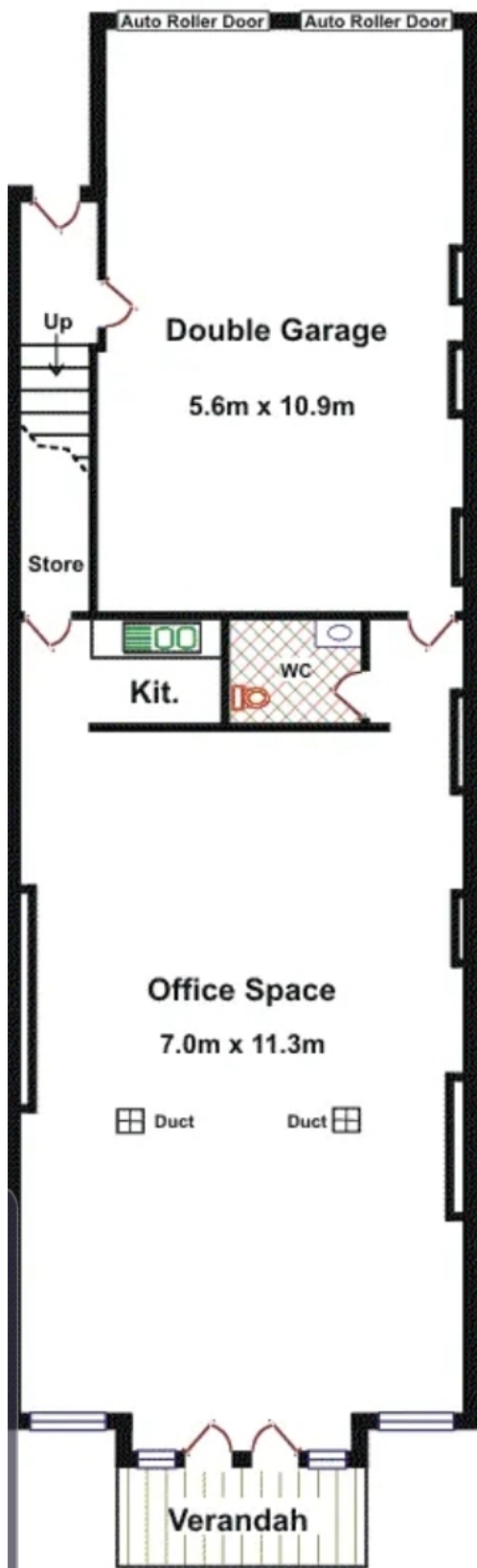
0 BED | 0 BATH | 0 CAR

PRICE:  
\$659,000

OPEN FOR INSPECTION:  
N/A

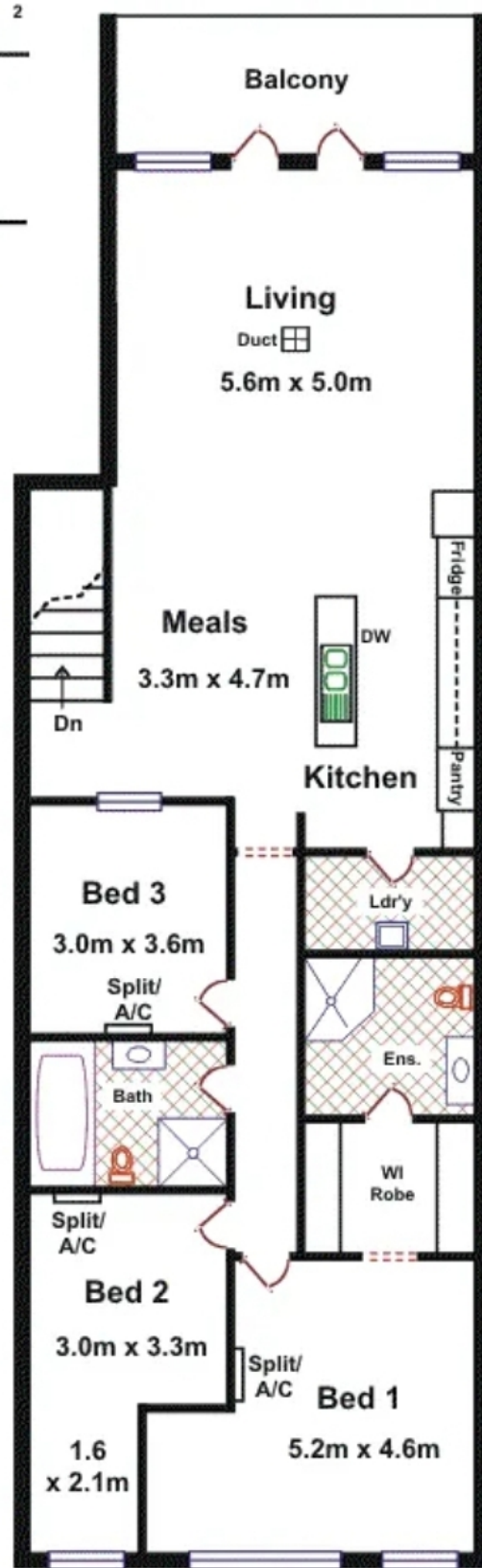


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**Lower Floor**

Area	M <sup>2</sup>
Lower Floor	166.55
Upper Floor	163.53
Balcony	13.43
Verandah	6.30
<b>Total</b>	<b>349.81</b>



**Upper Floor**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.