4/181 ASHMORE RD, BENOWA, QLD, 4217









SOLD

UNDER OFFER IN DAYS! MORE URGENTLY NEEDED!

Fully renovated Professional Office/Medical first floor office suite in "Benowa Mansions East" with high traffic location on Ashmore Road. Ideally located in one of the most affluent professional and medical sectors of the Gold Coast, this bright, light, airy and spacious office space will suit an operator looking for a turn key location with high traffic exposure and a central location with some of the Gold Coast's major landmarks within minutes. Currently available with vacant possession and on the market For Sale and For Lease with a net annual income of approximately $62,707 per annum @ $450 per m2 + GST + Outgoings.
Ideally located within minutes walk to Pindara Private Hospital, Benowa Garden Shopping Centre, Benowa State School and St Kevin's Catholic School with exclusive parking.
Property Features: * 103m2 first Floor Office Suite * Stylishly renovated with plantation shutters throughout * 3 exclusive use car parks + 1 exclusive use client's parking approved by the Body Corporate at the front of the Building (to be built) * Ducted Air conditioning throughout * Bright and open entrance/ reception area * Spacious boardroom * 3 seperate office areas * Kitchenette * Access to male and female toilets off the kitchenette * Locked and secure basement store room * Individually metered water metres
The Location - * Located on busy Ashmore Road with over 35,000 vehicles passing by per day providing high advertising and brand exposure * 400 metres from Benowa Garden Shopping Centre including Coles, KFC and 250m's from Pindara Private Hospital* Easy access to M1 Motorway * Centrally located to all major Public and Private Schools and Hospitals of the Gold Coast * Only minutes from the Royal Pines Resort Golf Course, Amart Furniture, Harvey Norman and Gold Coast Turf Club * 3km's to HOTA (Home of the Arts' and the Gold Coast council chambers
FOR RENT - Rent $450 per m2 + GST + outgoings - $62,707 per annum inclusive of GST & outgoing
OUTGOINGS * Council Rates - app $2,401.27 p/6 months * Water Rates - app $300 per quarter * Body Corporate - $2905 per 6 months including sinking fund - app $99 p/w- Sinking Fund $43,943.13 as at 4th Aug 2023
Make an offer, motivated vendor

0 BED | 0 BATH | 0 CAR

PRICE:
$620,000

OPEN FOR INSPECTION:
N/A

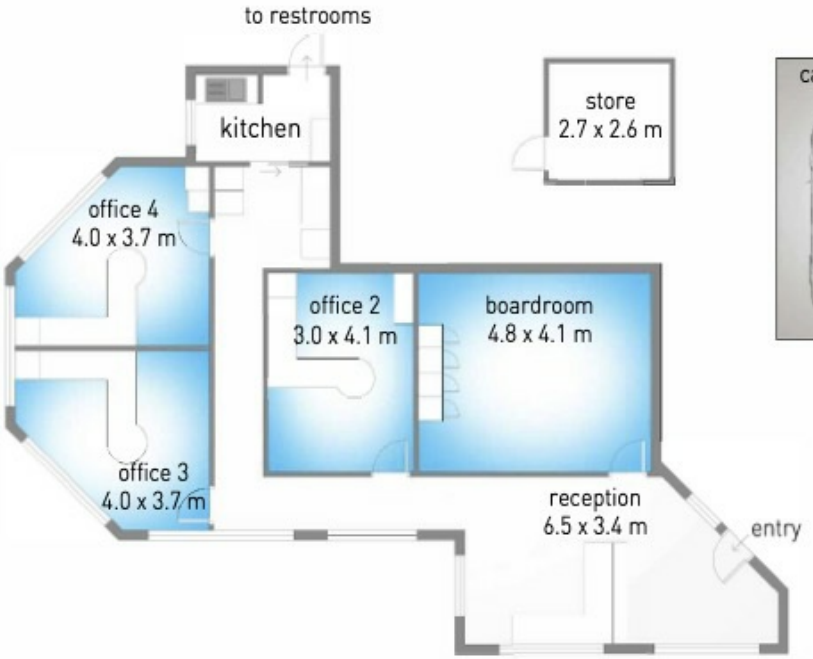


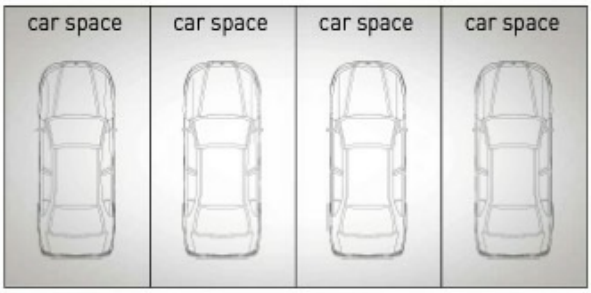
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181 Ashmore Road, **Benowa**

Internal floor area : 103m²

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REAL IMAGE MEDIA

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

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