



FOR SALE

UNDER OFFER! MORE PROPERTIES WANTED!

UNDER OFFER BY SHARON LAU

Step into a prime commercial opportunity at this strategically positioned 72 square metre office space in Hamilton Hill's bustling business corridor. This well-appointed commercial unit offers astute investors and owner-occupiers a rare chance to secure their foothold in one of Perth's most accessible commercial precincts, just 23 kilometres southwest of the CBD.

The thoughtfully designed office space maximises functionality across its compact footprint, featuring modern air conditioning to ensure year-round comfort for staff and clients. A dedicated study area provides the perfect environment for focused work or private consultations, while the integrated intercom system offers enhanced security and professional client management. The intelligent layout makes every square metre count, creating an efficient workspace that adapts to various business needs.

Set on an impressive block facing the main road, this property presents exceptional value with significant land holding in a prime commercial location. The substantial grounds provide ample parking and potential for outdoor areas or additional structures, subject to council approval.

Suitable for offices, medical clinics, or beauty salons.

Property features include:

- * 72 Sqm in size
- * Corner unit of a total of 6 unit complex
- * Main Road with great exposure
- * Reverse cycle air conditioning
- * Built in pantry
- * Manager/study room
- * Intercom accessible
- * Easy access to public transport
- * Amber parking spaces

- Rockingham Road provides direct arterial access to major transport routes
- Close proximity to Fremantle Port and industrial areas
- Growing commercial precinct with diverse business mix
- Strong public transport connections throughout the region

0 BED | 0 BATH | 0 CAR

PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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