



# FOR SALE

## OFFICE SPACE WITH LOCK-UP GARAGE IN THE HEART OF SYDNEY CBD

Positioned within the sought-after Campbell Tower at 311 Castlereagh Street, this impressive 79sqm strata suite with secure lock-up garage presents an outstanding opportunity for owner-occupiers and savvy investors alike.

Located on the western side of Castlereagh Street at the corner of Campbell Street, the building is perfectly placed within Sydney's legal and commercial precinct. Enjoy easy access to Family Court of Australia, Sydney District Court & Federal Circuit Court of Australia (John Maddison Tower), Sydney Masonic Centre and Downing Centre Court — making it ideal for legal, consultancy and professional services firms.

### Property Highlights

- Light-filled 79sqm east-facing strata office on Level 4
  - Secure 16sqm lock-up garage on the same level
  - Functional layout featuring open plan workspace, boardroom & breakout kitchen
  - High-end, stylish fit-out with 9 workstations + boardroom
  - Workstations include dual monitors, chairs & built-in storage
  - Boardroom equipped with furniture, projector & camera
  - Phone system installed & NBN/WiFi enabled
  - Individual ducted air conditioning throughout
  - Secure building with concierge & 24/7 swipe access
  - Stunning rooftop courtyard with BBQ facilities & chill-out zones – ideal for client entertaining
- Residents also enjoy access to resort-style leisure facilities including heated pool, spa, sauna, gym and table tennis (Level 6).

### Unbeatable CBD Location

- Approx. 500m to Central Station, Museum Station & Town Hall Station
- 400m to Light Rail & Metro services

1 BED | 1 BATH | 1 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



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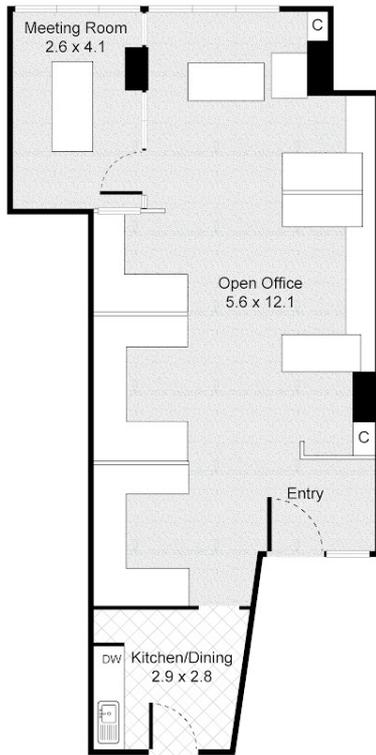
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# Unit 464, 311-315 Castlereagh Street, Haymarket



 1 Car



FLOOR PLAN



GARAGE

Internal : 78m<sup>2</sup>  
External : 18m<sup>2</sup>



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties 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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