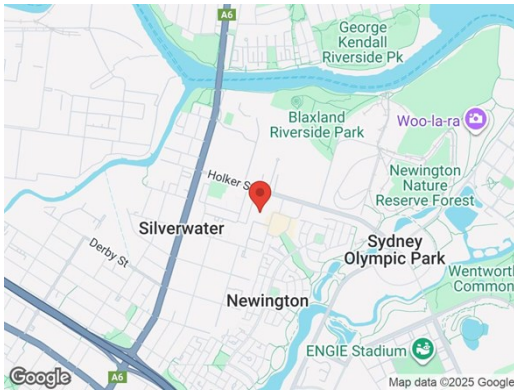


## Unit 23, 8 Avenue of the Americas, NEWINGTON 2127

*MODERN OFFICE / SHOWROOM / STORAGE - 150sqm\**

### Location



<b>Area m<sup>2</sup>:</b>	150.00
<b>Price \$/m<sup>2</sup>:</b>	\$7,666.67
<b>Asking Price:</b>	\$1,150,000.00
<b>Parking:</b>	3
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Peter Hanzis</b> peter@peterhanzis.com.au

### Description

Modern First Class unit located opposite Newington shopping Village & close to public transport and major arterial roads. Property includes NBN, Glass tilt a door, loading area:

Feature include:

- Meeting room plus open plan area, two toilets
- TV Antenna, Blinds, Kitchen, carpeted

Ground Floor:

- Open plan area, carpeted
- Split Air-Con, Blinds, LED lighting, Alarm
- Small storage area 17sqm (approx.), 3 car spaces
- The area advertised is the gross lettable area

**\*\*CONTACT EXCLUSIVE AGENT \*\* \*approx**

[www.peterhanzis.com.au](http://www.peterhanzis.com.au)

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