



## Perfect Owner Occupier Opportunity

Industrial/Warehouse

Unit 1, 2 Yallourn Street, Fyshwick, ACT 2609

**Floor Area:** 204 m<sup>2</sup>

### Property Description

LJ Hooker Commercial Canberra is delighted to offer Unit 1, 2 Yallourn Street Fyshwick to the market for sale

Located in a fantastic position just off Canberra Avenue in Fyshwick, this unit is very accessible from the City, Airport, Queanbeyan and other inner south locations.

Unit 1 occupies a prime position at the front of a popular mixed - use development. The unit comprises 204 sqm of quality office space over ground and mezzanine levels with glass shopfront, professionally designed & constructed airconditioned space. The fit out includes spacious reception area, 3 offices, board room, large open plan training/working area, male & female toilets, kitchenette & amenities area, tearoom and storeroom. Three designated car parking spaces come with the unit.

Units of this quality rarely become available for purchase in Fyshwick or the inner south of Canberra,  
The unit will be available with Vacant Possession in February 2018

Don't miss this opportunity - Call Brendan Scheele on 0403 839 822 or Greg ...

**For Sale**

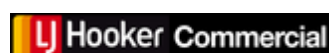
**\$565,000 Ex GST**

**For Sale**

### Additional Details

**Car Spaces**

3



**Greg Lyons**

0406 995 383

**LJH Commercial - Canberra**

Level 6, 28 University Avenue, City  
ACT 2601

