

FOR SALE

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COMMERCIAL PROPERTY



Suite 208A, 20 Lexington Drive, BELLA VISTA 2153

RARE OFFERING - 79SQM OFFICE WITH A BALCONY & ELEVATED VIEWS

- Rare unit with a balcony
- Save \$25K with nice fit-out
- Great outlook
- 3 secure car spaces
- Loads of natural light
- Occupy or Investment

Location

Sky City has a cafe onsite and walking distance to the Bella Vista Train Station, bus stop, gyms, banks, cafes and restaurants. Bella Vista Hotel is across the road - great for client lunches or staff drinks inside or outdoors in the beer garden.

Description

A rare offering - only a few offices get a balcony in this development, which is attractive to tenants (great for investors) or an owner-occupier, to enjoy the fresh air in the office and an outdoor break out area.

Elevated views with a green landscaped outlook and loads of natural light. Modern glass fit-out offering, kitchen room, smart entrance, open plan and either 1 office and 1 meeting room (or 2 offices). Ready to occupy now.

Property Type:	Office
Total Area m²:	79
Asking Price:	\$679,000
GST	All prices are exclusive of GST
Parking Spaces:	3

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