

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Suite 302, 5 Celebration Drive, BELLA VISTA 2153

**SIMPLY MOVE IN, NOTHING TO SPEND – FURNITURE CAN STAY OR GO!**

- Fitted office + furniture optional
- Large balcony overlooking lake setting
- Onsite meeting room / lounges
- Ground floor cafes / restaurants
- Directly opposite train station



### Location

Situated off Lexington Drive – miss all the traffic with direct access onto Old Windsor Road. Bella Vista train station directly across the road. A range of onsite cafes, restaurants, walk to gyms, banks and medical.

### Description

A rare opportunity to secure an impressive furnished office suite, with multiple work stations, open boardroom and directors office. Simply move in, with nothing to spend!

Elevated office with large covered balcony, looking out to a picturesque lake setting with sliding door which allows fresh air into the office. Ideal for entertaining clients or simply a break out area for staff. Freshly painted, pristine carpets and LED lighting throughout. Book an inspection now!

<b>Property Type:</b>	Office
<b>Total Area m<sup>2</sup>:</b>	139
<b>Rent:</b>	\$58,650pa + O/G + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	5
<b>Contact:</b>	
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