

# FOR SALE

**partner**  
COMMERCIAL PROPERTY



## Suite 211, 29-31 Lexington Drive, BELLA VISTA 2153

2 + 1 year Solid Investment, in a Great Building “VERSATILE”, in Great Location !

- Rental \$46,075 pa + GST + Outgoings
- Rent increases Greater of CPI or 5% pa
- 97sqm funky office + balcony
- High demand for this size unit
- Walk to train, cafes, gyms, etc

### Location

Walk to Bella Vista train station, bus stop, cafes, restaurants, Bella Vista Hotel, gyms, medical, day spa and bank - Everything you desire is at your doorstep. Only a street from Old Windsor road and M2/M7.

### Description

Great investment property as it is a popular size rental property, with a modern fit out, in a high demand office building known as “VERSATILE”. Nice outlook over landscaped gardens and a balcony for time out & to allow fresh air into the office. Gym, medical, café, food outlet, hairdresser onsite. Walk to any other amenities you desire. Book an inspection now.

Property Type:	Office
Total Area m <sup>2</sup> :	97
Asking Price:	\$1,020,000 (Excludes GST)
GST	All prices are exclusive of GST
Parking Spaces:	4

### Contact:



**Lee Pascoe**  
0408 687 344  
lee@partnercom.com.au



**Julian Shankland**  
0447 850 414  
julian@partnercom.com.au

[partnercom.com.au](http://partnercom.com.au)

101B/ 8 Century Circuit, NORWEST

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Partner Commercial Property has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Partner Commercial Property accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [partnercom.com.au](http://partnercom.com.au).