



## For Sale \$499,000 plus GST or Part of property for lease

Located in the heart of Wangara, this property situated on the upper floor offers incredible value for money! With its prime location, affordable pricing, and a wide range of amenities nearby, it is an ideal choice! Located on the top floor comprising of a total area of 424m<sup>2</sup>, some features include evaporative airconditioning, 4 x wc's, 2 x kitchenettes, plenty of parking available - also half of the property is available for lease

Current outgoings - Water rates \$1910 p.a.

Shire rates - \$3011p.a.

Strata levies \$5400p.a.

Sinking Fund - \$2169 p.a. which expires December 2024

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

424 m<sup>2</sup>

<b>Price</b>	\$499,000 plus GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	29639
<b>Land Area</b>	424 m <sup>2</sup>
<b>Warehouse Area</b>	393 m <sup>2</sup>

### Agent Details

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### Office Details

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