



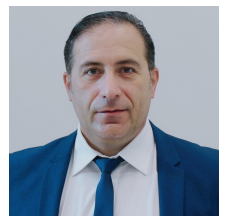
26/1 Railway Parade BURWOOD

Motivated owner - Ideal Location - Commercial Office Suite with car space and street views

Price : \$590,000
Building Size : 74 sqm
Office Address : Ground floor, 299 Sussex Street Sydney
Phone : 9056 0808



Evon Shi
0404808310



Jim Triantos
0424808189



Located in the very heart of Burwood.

Set in the ultra-convenient and nearly new "Burwood Central" building complex, high exposure to traffic & pedestrians
This established professional building is located opposite Burwood Plaza, 200 meters from Burwood Station & Burwood Road retail strip

Total 74 square meters (internal 57 square meters and car space 17 square meters)

Features include:

- Full floor to ceiling windows which offers abundant natural light
- The suite is open plan, facing the main road with high exposure to traffic
- Air conditioning and Kitchenette
- Ideal for professional users, such as medical, financial, legal, IT etc.
- On site basement parking (including disabled & visitor parking) with lift access

Approx outgoings

Strata levy: \$1650.50 per quarter

Water rate: \$178.42 per quarter

Council rate: \$404 per quarter

Exceptionally positioned with exposure to high traffic flow and easy access to local amenities, shops and public transport as well as close proximity to high density residential complexes.

Please contact Jim Triantos at 0424 808 189, jim@esrealestate.com.au or Evon Shi at 0404 808 310, evon@esrealestate.com.au for further information

Note: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

