



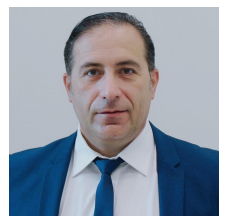
## Suite 1/301 Castlereagh Street SYDNEY

Affordable Office Suite in Fantastic Location

**Price** : \$ 275,000  
**Building Size** : 32 sqm  
**Office Address** : Ground floor, 299 Sussex Street Sydney  
**Phone** : 9056 0808



**Evon Shi**  
0404808310



**Jim Triantos**  
0424808189



This is one of the most affordable investment opportunities for both an owner-occupier and investor to get into the Southern CBD office market. Located on Sydney's legal epicenter Castlereagh Street

#### PROMINENT NEIGHBOURS

- Family Court of Australia
- Sydney District Court & Federal Circuit Court, John Maddison Tower
- Sydney Masonic Center
- Downing Center Court
- Central CourtHouse, 98 Liverpool St

Refurbished open plan office approx 32 square meters, locate close to the building main entrance

-Suits various profession and business - legal professionals, education & migration agents, private tutoring, accountant and tax agents

-Main entrance lobby with signage of each company

-High ceiling, air conditioning, freshly paint and new carpet

-Common kitchenette and toilets

This property is well serviced by Town Hall, Museum and Central Station, close to World Square shops, banks, hotels and the Hyde Park, directly opposite the Goulburn Street Parking station and adjoining the Family Law Court

Please contact Evon Shi at 0404 808 310 or Jim Triantos at 0424 808 189 for inspection.

