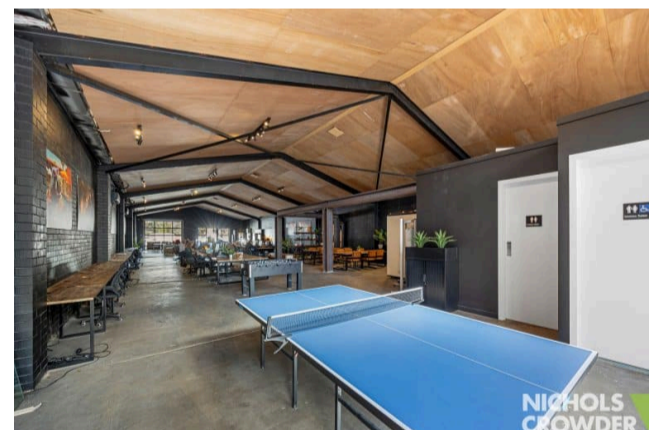
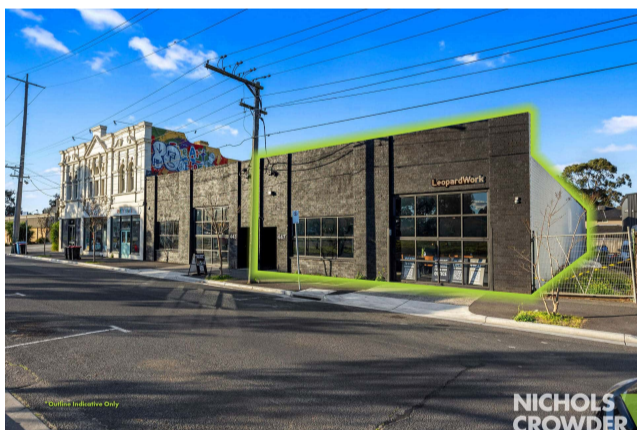


## 447 Nepean Highway, Brighton East



### For Sale

#### Brighton Chic on Nepean Highway

All the hard work has been done, this building is fully refurbished and ready for your business.

Featuring exposed brick, black-painted walls and trusses and a clearspan layout, it combines style and functionality.

Imagine your business on Nepean Highway, just 10 minutes from home.

Large buildings in the inner Bayside region are rare. Major brands such as JB Hi-Fi, Miele, Dan Murphy's, Reece Plumbing, Fitness First, Jaguar and Range Rover have secured these premium sites.

Key features include:

- \* Freshly painted façade
- \* Roller shutter doors replaced with steel-framed glass doors

- \* Timber-lined ceilings with modern downlighting
- \* Polished and painted floors
- \* Exposed brick walls complemented by black-painted feature walls
- \* Black roof trusses
- \* Timber-decked outdoor entertainment area with BBQ and pizza oven
- \* Rustic yet modern design aesthetic
- \* Being sold with vacant possession

For further details or to arrange an inspection please contact:

Matt Nichols 0418 186 488

David McIntosh 0407 850 909

#### DISCLAIMER:

\* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

#### PROPERTY DETAILS

##### Property ID

2P3967

##### Price

Contact Agent

##### Agents

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Prospective purchasers are required to take such actions as necessary to satisfy themselves in this respect. The property is subject to prior sale or withdrawal.