

SUITE 15/19 ENTERPRISE DRIVE, BUNDOORA

PRICE: CONTACT AGENT

Offices - Professional Offices - Property ID: **1367192**

Carparks: 10 / Land Size: 330 m<sup>2</sup> / Building Size: 330 m<sup>2</sup>

## OUTSTANDING LEASED OFFICE SUITE IN HEART OF BUNDOORA OVER 5.5% RETURN

This fantastic opportunity to purchase this fabulous investment property in the heart of Bundoora's Commercial/Retail precinct. The Property has been recently painted throughout, new carpets, immaculate presented with multiple offices/boardrooms, kitchenette, heating and cooling. Walking distance to Uni Hill Cafes/Restaurants and major arterials, M80 Ring Rd and Plenty Rd.

Key Property Features:

- Total Area: 330 sqm approx.
- Rental Return: \$46,332.00 p/a + (GST)
- Term: 4 Years (Commencing 15th September 2024)
- Options: 3 Further terms of 3 years each
- Tenant pays all outgoings with a 4% annual increase
- 10 Titled Carparking bays

Unique investment not to be missed. Inspection sure to please. For further details and inspection contact Rocco Raco on 0412 536 862

AGENT INFORMATION

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