

32C Talbot Avenue, Como, WA 6152

Unit For Sale

Tuesday, 21 May 2024



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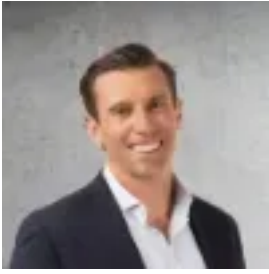
Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 65 m2

Type: Unit



Lee Smith

0894742000

OFFERS FROM \$399,000

Nestled in the bustling commercial hub of Como East on Talbot Avenue, this contemporary office presents a unique opportunity for both owner-occupiers and savvy investors. Situated within a well-maintained mixed-use development, this ground floor commercial unit is move-in ready. Boasting a versatile layout, this property caters to a variety of commercial ventures permitted under the Local Commercial zoning, such as boutique shops, hair salons, or medical consulting suites. Key features of this strata-titled gem include:- Option to lease with a 6%+ return OR owner occupy, perfect for the SMSF investor- Spacious 60m² open plan office space- Two exclusive car bays on title (36m²)- External storeroom (5m²)- Ample street parking for visitors- Convenient access to public transportation- High-speed internet connectivity- Functional layout with endless possibilities- Toilet facilities and a fully equipped kitchenette- More photos & dimensioned drawings available on request Don't miss out on this prime opportunity! Contact Lee Smith to schedule a private viewing or to learn more. City of South Perth | \$2,202 p/a Water Corporation | \$1,392 p/a Outgoings | \$TBC Strata Admin | \$TBC Strata Reserve | \$TBC