



## 33 Canberra Avenue, FORREST 2603

*Rare opportunity in tightly held market*

### Location:

A unique opportunity to purchase a property in the tightly held area of Forrest. The property is prominently Located on the busy Canberra Avenue with ample off street parking and walking distance to Manuka shopping centre

The space currently consists of a reception/waiting area, 8 separate consulting suites, with separate toilet and separate bathroom on level 1 and toilet / laundry on the ground There are 8 on-grade parking spaces to the rear, along with 2 parking spaces at the front of the property.

### Features include:

- 191sqm approximately
- Ample on site parking
- Full fit out throughout
- Will suit a number of users
- Great exposure to Canberra Avenue
- Minutes to Manuka

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<b>Premises:</b>	
<b>Area m<sup>2</sup>:</b>	191
<b>Price:</b>	Price Upon Application
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<b>Contact:</b>	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Frank Morella</b> 0411 522 888 fmorella@canberracommercial.com.au</p>

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