



13 Yallourn Street, Fyshwick 2609

Rare Combination

Location:

Description:

This exceptionally versatile property is situated on a 1,322 sqm with easy access onto the bustling Canberra Avenue connecting Fyshwick and Queanbeyan.

This property encompasses premium office spaces, warehouse, and a well-appointed yard, equipped with carports, offering a unique and distinguished combination. The entire property has undergone comprehensive updates, presenting itself in impeccable condition and featuring a highly professional façade that seamlessly extends into the office areas.

The 450 sqm office segment features an abundance of natural light and includes a reception area, a spacious open plan area and multiple lockable offices, meeting rooms and large boardroom. Additionally, the office is fully air-conditioned and thoughtfully zoned for convenience complimented with male and female bathrooms and kitchenette.

The high clearance warehouse is a 170 sqm with rollerdoor, mezzanine storage, male and female bathrooms plus a shower. This space is ideally suited for workshops purposes or storage needs.

Features include:

- High-Quality Office
- Warehouse with rollerdoor
- Hardstand Yard
- Undercover Parking Bays
- Access Controlled Doors and Gate
- CCTV Surveillance

*All areas are approximate and subject to survey plan.

Premises:	
Office m²:	629
Warehouse m²:	TBA
Total m²:	629
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p>Ben Owen 0418 688 787 bowen@canberracommercial.com.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p>