



## 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.

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	629
<b>Warehouse m<sup>2</sup>:</b>	TBA
<b>Total m<sup>2</sup>:</b>	629
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>