



## 65 Canberra Avenue, GRIFFITH 2603

*Prime Boutique Ground Floor Office*

### Location:

### Description:

Canberra Avenue is a direct line from Parliament house Canberra to Queanbeyan.

Unit G1 of 65 Canberra Avenue is located walking distance to Manuka and Kingston shops and close to hotels and food & drink establishments alike, all in walking distance. Conveniently located near gyms and the famous Manuka pool for that lunchtime dip.

Unit G1 is a delightful light filled unit with parking at your doorstep, comprising of generous reception, 5 offices breakout area and kitchenette. It also has internal toilets and 4 allocated car spaces via secure boom gate 3 directly in front of the unit and 1 in the basement. Public transport is across the road located in Manuka or in Kingston. The nearby centres boast an array of major retailers and banks making it all too convenient. There is a medical centre also nearby on Wentworth Avenue.

The unit will be freshly repainted and carpeted throughout ready for occupation.

- Convenient location
- Secure parking
- Partitioned unit
- Close to all amenities

Premises:	Ground Suite G1
Area m <sup>2</sup> :	143
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>