



## 59 Cameron Avenue, BELCONNEN 2617

*Centrally Located Food & Beverage Premise in the heart of Belconnen*

### Location:

Be part of Canberra's most significant mixed-use precinct to date and get amongst the action. Besides, you are only a short walk away from the bus interchange, Westfield Belconnen, University of Canberra, ABS House and Department of Home Affairs HQ.

### Description:

Take advantage of Canberra's most significant mixed used precinct to date.

Nestled at the bottom of a newly developed high rise in the heart of Belconnen, the 238sqm unit has an open plan fit out, including a large kitchen, generous seating and great frontage onto Chandler Street and Cameron Avenue.

A short walk from Westfield Belconnen, University of Canberra, ABS House, Department of Home Affairs and the Belconnen bus interchange.

Ample car parking available for your staff and customers at street level and in the overhead 300 bay public car park.

Please contact the exclusive leasing agents for further information or to arrange an inspection.

Premises:	Ground Unit 1
Area m <sup>2</sup> :	238
Rent PA:	\$119,000
Net/Gross:	Net
Outgoings:	Contact Agent
Contact:	<p><b>Michael Ceacis</b> 0409 321 126 mceacis@canberracommercial.com.au</p> <p><b>Sam Gibson</b> 0408 688 555 sgibson@canberracommercial.com.au</p>