



## Avalon Beach, 7/11-13 Avalon Parade

Avalon Beach Commercial Opportunity with views to the surf!

View by Appointment Only. Please Contact Agents.

Holding a prime position in iconic Macmillan Court, this suite features three separate offices and a front reception area, providing a practical layout that's ideal for businesses needing privacy and efficiency. Light filled and basking in a northerly aspect the front office enjoys direct views to the surf. The professional suite is complemented perfectly with a kitchenette and dedicated parking space.

- Excellent tenant in place running a busy and successful accounting practice.
- Rent: \$25,582.80 plus GST, tenant pays 100% of outgoings covered by the tenant.
- Three separate offices, reception area and kitchenette
- Dedicated car space
- Well positioned on the 1st Floor of Macmillan Court in busy Avalon village

### For Sale

For Sale \$650,000

### Building Area

56sqm

### Contact

**Peter Robinson**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Avalon Beach**  
(02) 9973 2999

- Just 100m to public transport and the sands of Avalon Beach

Suite 7/11-13 Avalon Parade is an opportunity not to be missed. Experience the perfect blend of location, lifestyle, and investment potential in Avalon Beach.

## More About this Property

Property ID	VFDF58
Property Type	Other
Building Area	56 m2

### Peter Robinson 0401 219 077

Independent Contractor | Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au

### Rebecca Hammond 0488 004 052

Licensed Real Estate Agent | rebecca.hammond@ljhooker.com.au

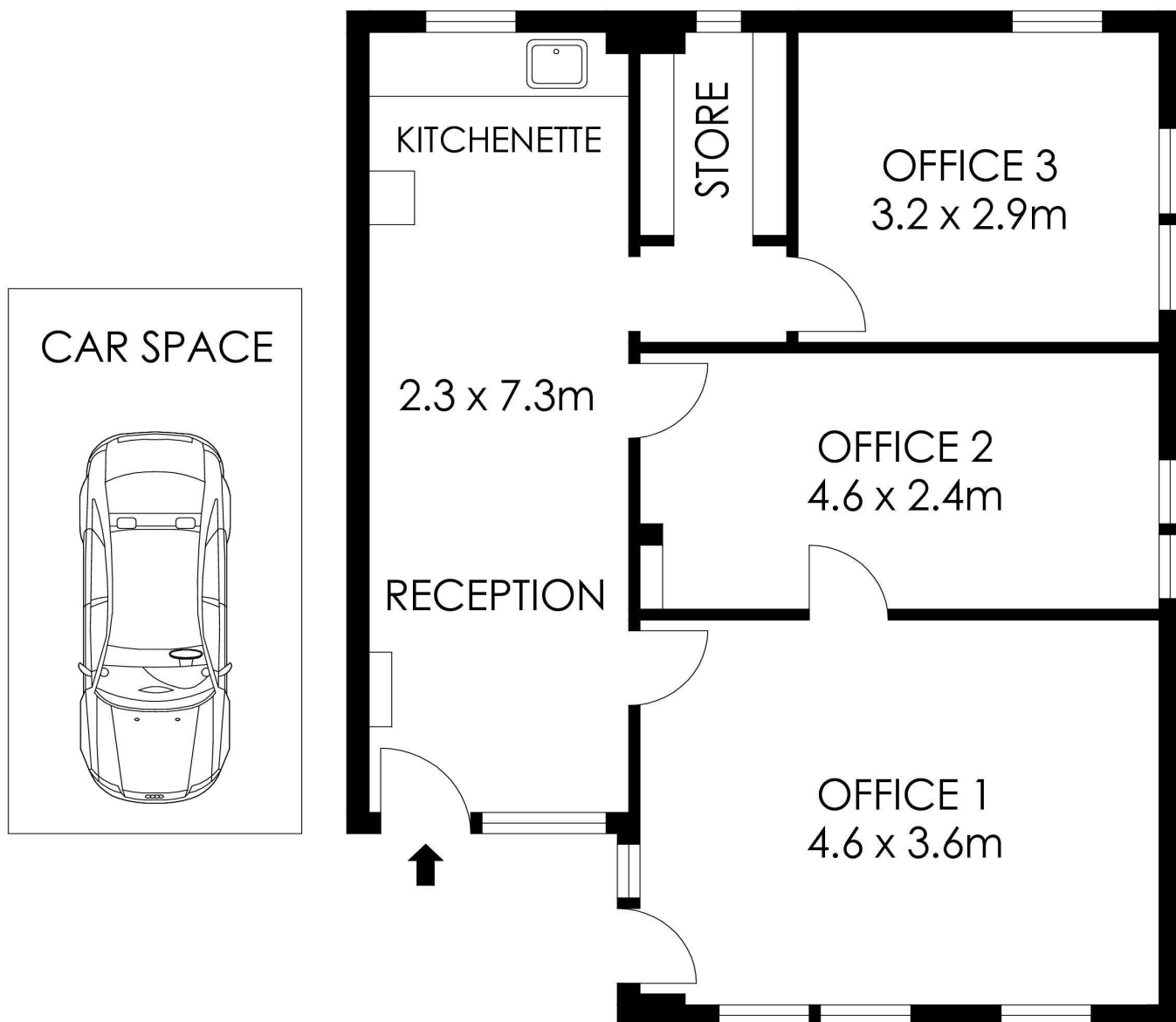
### LJ Hooker Avalon Beach (02) 9973 2999

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**LEVEL ONE**

APPROX. INTERNAL AREA = 59 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 13 m<sup>2</sup>  
 TOTAL = 72 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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