



Budgewoi, 5 Budgewoi Circle

High Exposure Opportunity with Water Views

Are you seeking a workspace by the water? Look no further! We present an exceptional opportunity in Budgewoi.

The 136m² approx. single-story premises includes:

- * Triple street facing glass windows
- * Two bathrooms with showers
- * Kitchenette
- * Air-conditioning
- * Amazing exposure opportunity on both sides of the property

The property also features a fenced and concreted yard at the rear of the building overlooking Budgewoi Creek, the waterway that connects Budgewoi Lake and Lake Munmorah. This yard could be utilised for storage, parking or even a source of income.

For Sale

Price guide: \$800,000 ex GST

Building Area

136sqm

Contact

Tom Bore

0402 938 144

tom.bore@ljhooker.com.au

Ben Purdue

0450 719 600

ben.purdue@ljhooker.com.au



Terrigal

(02) 4385 8444

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.

Located under 20 kilometres from the M1, Budgewoi offers a great community feel with neighbouring cafes and restaurants bringing both locals and tourists to the area.

Previously used as Physiotherapy Clinic, the property would suit a similar use. However, the applicable zoning for the property is E1 (Local Centre) which offers a multitude of differing uses (STCA).

Don't miss out on this unique opportunity. For more information or to arrange an inspection, please contact Tom Bore 0402 938 144 today.

More About this Property

Property ID	2YNHXT
Property Type	Medical/Consulting
Building Area	136 m ²
Land Area	490 m ²

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

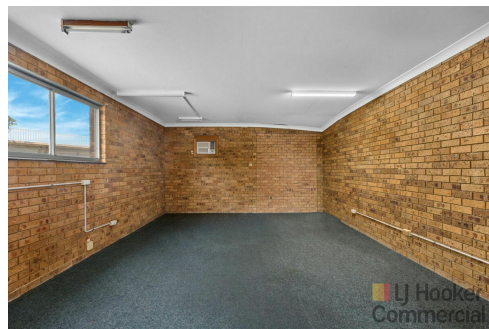
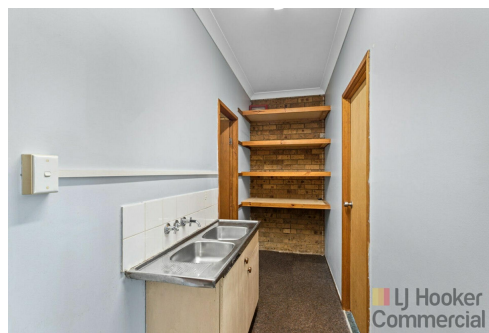
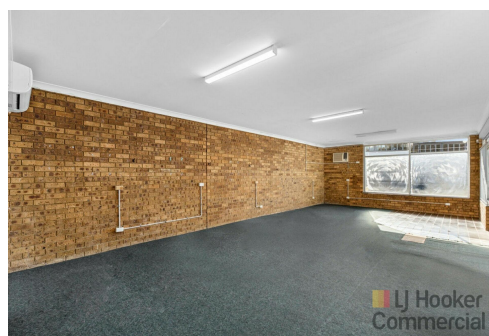
Ben Purdue 0450 719 600

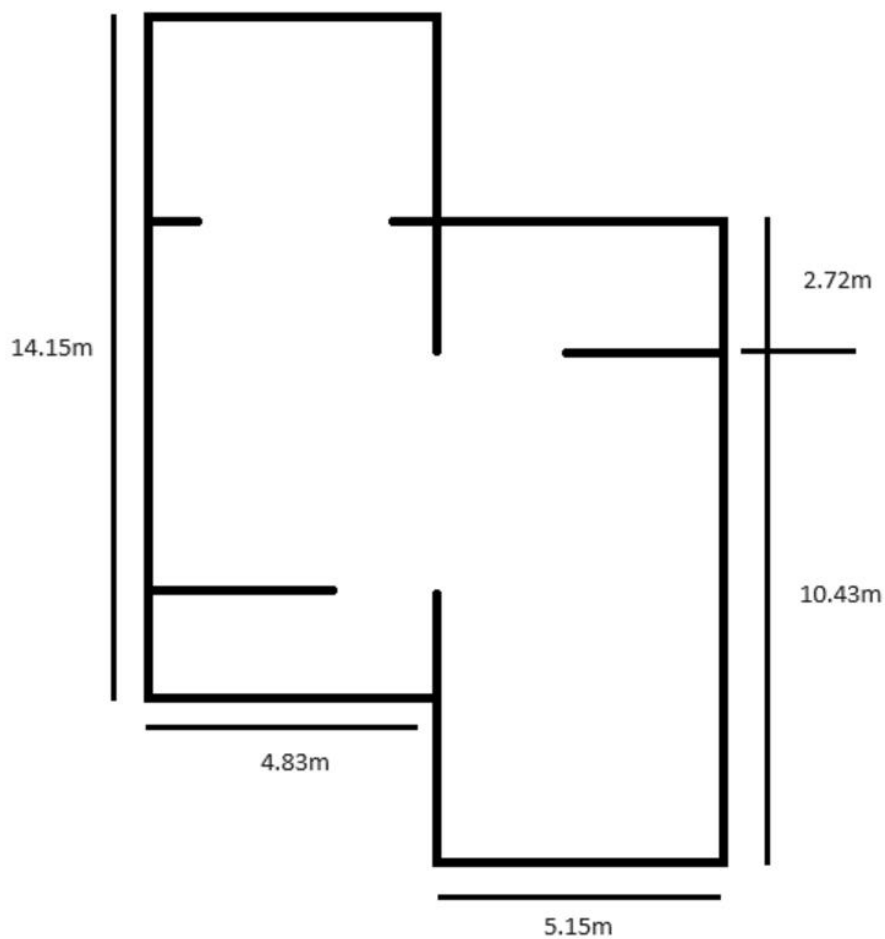
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5 Budgewoi Circle, Budgewoi 2262



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