



Unit 138/2 Akuna Street, Canberra City

## Priced to Sell - Versatile CBD Ground Floor Multi Use Space

LJ Hooker Commercial Canberra proudly presents Unit 138, 2 Akuna Street &mdash; a rare opportunity to secure a ground floor commercial space right in the heart of Canberras CBD. The price has now been reduced, making this unbeatable value for owner-occupiers and investors alike.

This 67sqm suite is thoughtfully designed, beautifully presented, and ready for immediate occupation.

Step inside and you will find:

- A professional, welcoming reception
- Open plan workstation area
- Private four person meeting room
- Kitchen/breakout space for staff downtime
- Practical utility/storage room

The existing fit out, furniture, and reverse cycle air conditioning are all included, giving your business the freedom to move straight in and start operating from day one.

This space incredibly versatile ideal for retail, personal services, consulting, office users, wellness, recreation, and more. Whether you're looking to establish your business in a premium CBD location

### FOR SALE

\$275,000 (ex GST) Negotiable

### BUILDING AREA

67sqm

### AGENTS

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### AGENCY

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 **LJ Hooker Commercial**

or secure a flexible investment, this unit offers exceptional value and long term appeal.

As part of the Nesuto Canberra building, you will enjoy shared amenities:

- Rooftop BBQ terrace with city views and a half size tennis court
- Heated indoor pool, spa and sauna
- Fully equipped gym
- Guest lounge
- Ground floor bathroom facilities

Beyond the building, the location delivers unbeatable convenience. You are surrounded by Canberras best cafes, restaurants, and bars from The Meat & Wine Co and Banana Leaf to Mu and several great coffee spots just steps away. The Canberra Centre, Coles, Aldi, Big W, and specialty retailers are all within a short walk. Transport access is exceptional. Buses, light rail connections, and major arterial roads are all close by, making it easy for staff and clients to get to you. In addition, there are several multistorey public car parks nearby, providing abundant parking options for both short stay visitors and long term commuters.

Contact us today to arrange an inspection or for more information.

## MORE DETAILS

Property ID	488HXW
Property Type	Offices
Building Area	67 m2

### Lorna Stander 0431 750 185

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