

## Erina, 65 Barralong Road

### Versatile Dual-Level Property with Prime Exposure!

Positioned in the heart of Erina's thriving commercial precinct, this dual-level property offers exceptional visibility and accessibility on Barralong Road. Surrounded by major retailers, professional services, and high-traffic businesses, it provides the perfect environment for success. Just minutes from Erina Fair Shopping Centre, the Central Coast's largest retail and lifestyle hub, this location ensures a steady flow of potential clients and customers.

Designed for versatility, the property features a spacious open-plan office area alongside private consulting rooms for professional services. The dual-level layout allows for flexible use, while front and rear access enhances convenience for staff and clients. Ample on-site parking ensures hassle-free visits, and bathroom and kitchen facilities provide added comfort for daily operations.

With a land area of 778m2 approx. and a building size of 172m2 approx., this property

**For Sale**  
Contact agent

**Building Area**  
172sqm

**Contact**  
**Ben Purdue**  
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**Tom Bore**  
0402 938 144  
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**Terrigal | Erina**  
**(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.



presents a fantastic value-add opportunity for investors looking to enhance its potential. Its high-exposure position on a main road guarantees strong demand, making it a solid asset with long-term growth prospects.

#### Key Features:

- \* 778m2 approx. land area with 172m2 approx. building area
- \* Convenient access points from front and rear
- \* Situated on a prominent main road with strong signage opportunities
- \* Abundant parking onsite
- \* Open-plan area complemented by adaptable private rooms
- \* Bathroom & kitchen facilities on both levels
- \* Dual occupancy potential (STCA)

This exceptional property presents a rare opportunity to secure a prime space in one of Erina's most sought-after locations. Whether you're looking to establish a thriving business or expand your investment portfolio, the combination of high visibility, flexible layout, and proximity to major retail and transport hubs ensures long-term value and potential for growth.

Make your mark in the heart of Erina's vibrant commercial precinct, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

## More About this Property

Property ID	35PHXT
Property Type	Offices
Building Area	172 m2
Land Area	778 m2

#### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

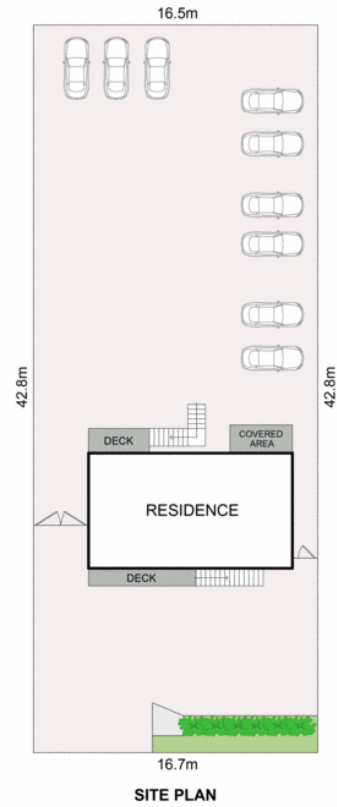
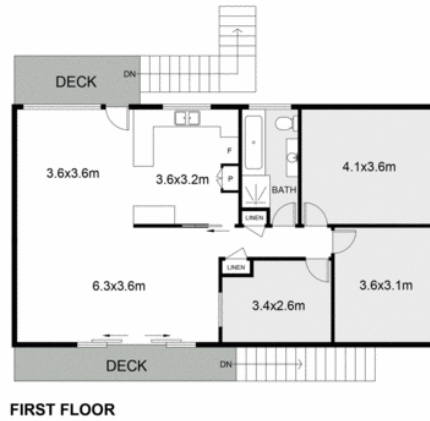
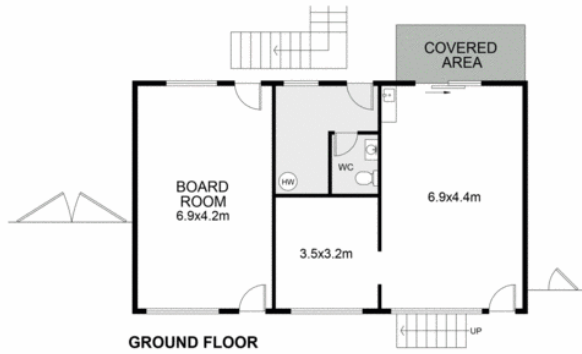
#### Tom Bore 0402 938 144

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## 65 Barralong Road, Erina

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT : 173m<sup>2</sup>  
EXT : 20m<sup>2</sup>



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