



22 Bougainville Street, Griffith

## Rare, High Profile Commercial Opportunity in Manuka

Auction Location: On Site

Discover a unique opportunity at 22 Bougainville Street, perfectly positioned in the heart of Manuka's prestigious profile location. This property offers an ideal blend of location, convenience, and character, making it the perfect choice to develop and invest in.

Situated just steps to the Manuka's lawns, cafes, shopping and dining precinct, the property provides unrivalled position. With some of Canberra's finest cafes, restaurants, and boutiques at your doorstep, it's an address that combines style and practicality. Set on a substantial 660sqm\* parcel of land, the property features a generous 215sqm\* of internal space, designed to accommodate a wide variety of professional and business needs.

The existing fit-out lends itself to an upgrade and includes a welcoming reception area, flexible private offices, open-plan workspaces, and breakout areas, offering flexibility for customisation. Whether you're looking to establish professional offices, consulting rooms, a creative studio, or a boutique showroom, the layout can adapt to suit your vision. Alternatively, with a touch of imagination and

### FOR SALE

Auction 03/09/2025

### BUILDING AREA

215sqm

### AGENTS

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### AGENCY

LJ Hooker Manuka  
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cosmetic upgrades, it could be transformed into a sophisticated residence.

Sought-after on-site parking with eight spaces and four car ports ensuring convenience for both clients and staff. Its accessibility and practicality make it an excellent choice for investors seeking to establish their presence in a prestigious and high growth location. Nestled in a highly sought-after area, 22 Bougainville Street is just a short drive to Kingston Foreshore, Parliament House, and Civic.

#### Features

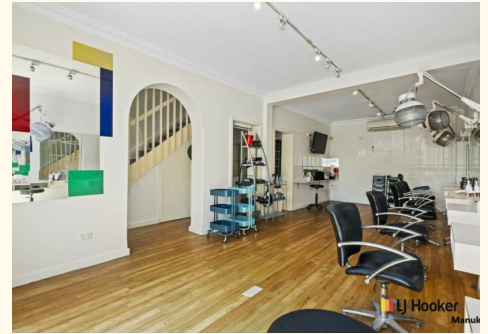
- Blandfordia 5 heritage protected
- Vacant possession
- 660sqm\* land parcel, 215sqm\* internal area
- Reception area
- Open Plan Workspaces
- Split Level
- Onsite parking
- Detached flexible working area
- Located close to Kingston Foreshore, Parliament House

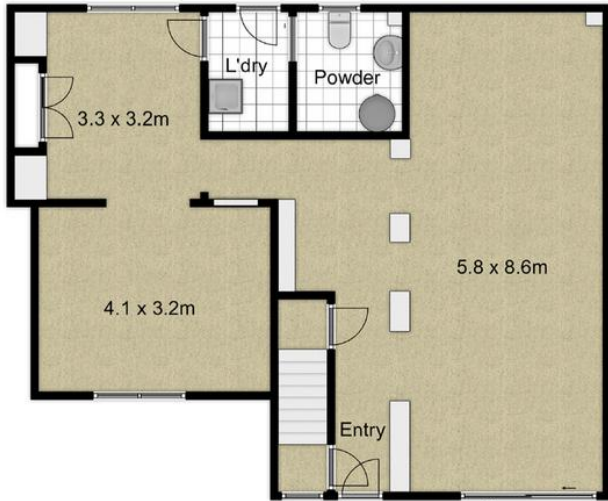
#### MORE DETAILS

Property ID	1U40FMF
Property Type	Offices
Building Area	215 m2
Land Area	660 m2

**Stephen Thompson 0418 626 254**  
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First Floor



Second Floor



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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