



Shop 3/35 Southwell crescent, Hamilton Hill

## **UNDER OFFER BY FAYEZ HOURANI**

This well-positioned small commercial property represents an outstanding investment opportunity with strong income potential and long-term upside in a resilient suburban commercial precinct. Strategically located within a busy neighbourhood shopping centre, the property enjoys consistent foot traffic and premium positioning directly adjacent to a high-performing IGA supermarket. Surrounded by established specialty retailers, the centre benefits from daily convenience-driven visitation, ensuring reliable tenant demand and steady cash flow.

Whether secured with a new lease or positioned for an owner-occupier, this asset offers attractive yield potential, low entry price point, and strong leasing appeal in a market where well-located retail investments remain tightly held.

Investment Highlights:

- Strong yielding opportunity in an established local centre
- Consistent foot traffic driven by anchor IGA and specialty mix
- Affordable entry point with compelling return potential
- Flexible tenancy suitable for retail, professional, or service use (STCA)
- Attractive proposition for investors or future owner-occupiers
- Located in a resilient, convenience-based retail environment

### **FOR SALE**

Please Call

### **AGENTS**

Fayez Hourani  
0468 363 164  
fayez@ljhkwinana.com.au

### **AGENCY**

LJ Hooker Kwinana  
(08) 9439 3333

This is a value-driven commercial investment offering immediate income potential with the added benefit of future capital growth in a tightly held suburban precinct.  
An excellent opportunity for investors seeking reliable yield, strategic positioning, and long-term security.  
For more information or to arrange a viewing, contact Fayeze Hourani on 0468 363 164 today.

## **MORE DETAILS**

Property ID                    1K6EGQ5  
Property Type                Offices

### **Fayeze Hourani 0468 363 164**

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