



Unit 6/63 Giles Street, Kingston

## Prime Street Front Kingston Commercial Unit

LJ Hooker Commercial is pleased to present a rare opportunity to purchase a premium ground floor commercial unit on Giles Street, Kingston.

This 89 sqm unit boasts an existing professional office fit-out, featuring four offices, a reception area, and a kitchenette, along with dual entrances for added flexibility. It is ready to occupy, making it ideal for professional and personal services businesses.

The property benefits from a broad Purpose Clause, permitting various uses, including community use (excluding hospital), office, restaurant, and shop.

### Key Features:

- One dedicated parking space, with ample client/customer parking available directly in front of the unit and in the surrounding area.
- Stamp Duty Exempt - The sale price falls under the ACT Government's exemption threshold of \$1,900,000.
- Prime location - A short stroll to Kingston Foreshore and Kingston Shopping Centre, offering access to some of Canberra's finest retail and hospitality venues.

**FOR SALE**  
Please Call

**BUILDING AREA**  
89sqm

**AGENTS**  
Greg Lyons  
0439 338 883  
glyons@ljhccanberra.com.au

**AGENCY**  
Canberra  
02) 6247 0222

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.

 **LJ Hooker Commercial**

- Excellent connectivity - Convenient access off Wentworth Avenue and just a 10-minute drive to Canberra's CBD.

The outgoings charges totaling \$16,499.26 are as below:

- Annual General Rates: \$9,350.54 per annum
- Water and Sewerage Rates: \$860.72 per annum
- Body Corporate Levies: \$6,288.00 per annum

Don't miss this exceptional opportunity to secure a commercial property in one of Canberra's most sought-after locations.

Contact Greg Lyons on 0439 338 883 to arrange a viewing or for more information.

## MORE DETAILS

Property ID	47UHXW
Property Type	Offices
Building Area	89 m2

**Greg Lyons 0439 338 883**

Franchise Owner, Managing Director | [glyons@ljhccanberra.com.au](mailto:glyons@ljhccanberra.com.au)

**Canberra 02) 6247 0222**

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