



## Mawson, Shop 4/93 Mawson Place

Exceptional opportunity to lease, invest or own and occupy

LJ Hooker Commercial Canberra are pleased to exclusively offer For Lease and For Sale Unit 4, 93 Mawson Place, Southlands Shopping Centre Mawson.

Available now and ready to occupy, this 91 square metre Unit features an existing fit out comprising a reception area, three large and three smaller size treatment rooms, two shower rooms with a separate toilet and a kitchenette that would ideally suit personal and professional service providers who are looking to lease or own and occupy a property in Mawson.

This Unit provides a rare chance to lease, invest, or own and occupy a property situated within the very popular Southlands Shopping Centre, a retail hub boasting major retailers such as Woolworths, BWS, Australia Post and many other smaller retailers and businesses.

 **LJ Hooker Commercial**

**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.

**For Lease**  
Contact Agent

**Building Area**  
91sqm

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

**David Cook**  
0481 051 212  
dcook@ljhccanberra.com.au

**Canberra**  
**02) 6247 0222**



Conveniently located off Mawson & Athllon Drives and surrounded by free car parking, Southlands Shopping Centre is a very accessible shopping location.

The Southlands Shopping Centre is also home to the Mawson and Austrian Australian Clubs and is only a short drive to Westfield Woden, approximately a 10-minute drive to the Tuggeranong Town Centre and less than a 20-minute drive to Canberra's CBD.

The sale price on this property will fall below the ACT Stamp Duty Threshold making the transaction Stamp Duty Exempt.

Don't let this outstanding opportunity pass you by. Contact our Exclusive Agents to arrange a private viewing.

## More About this Property

<b>Property ID</b>	475HXW
<b>Property Type</b>	Retail
<b>Building Area</b>	91 m <sup>2</sup>

### Greg Lyons 0439 338 883

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### David Cook 0481 051 212

Commercial Property Manager | [dcook@ljhccanberra.com.au](mailto:dcook@ljhccanberra.com.au)

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