



## Mount Lawley, 4/145 Walcott Street

Over 22,000 vehicles pass by every day!

Ground Floor PRIME OFFICE on the corner of Walcott Street and William Street is now available to purchase!

Suitable for multiple uses (S.T.C.A) with air conditioning and a separate kitchen and washroom facility to the rear, this property is perfect for almost any business, retail, medical, consultancy or office!

Only minutes to the bustling Beaufort Street with an abundance of coffee, restaurants, fast food, and much more.

The property comes with 1 allocated car bay, however, there is plenty of free parking in surrounding streets.

To be Sold with Vacant possession



**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 Sale

Offers in the \$400k's

### Building Area

75-110sqm

### Contact

**Sam Payne**

0412 510 223

[spayne.subiaco@ljhooker.com.au](mailto:spayne.subiaco@ljhooker.com.au)

**Mark Stanhope**

0417 088 467

[mstanhope.subiaco@ljhooker.com.au](mailto:mstanhope.subiaco@ljhooker.com.au)

**LJ Hooker Subiaco**  
(08) 9382 3959



If you think this may be the one for you, don't hesitate to contact Samantha - 0412510223 or Mark - 0417088467 to arrange a viewing!

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

## More About this Property

Property ID	44VHNF
Property Type	Offices
Building Area	75-110 m2
Land Area	96 m2

### Sam Payne 0412 510 223

Licensee & Director | [spayne.subiaco@ljhooker.com.au](mailto:spayne.subiaco@ljhooker.com.au)

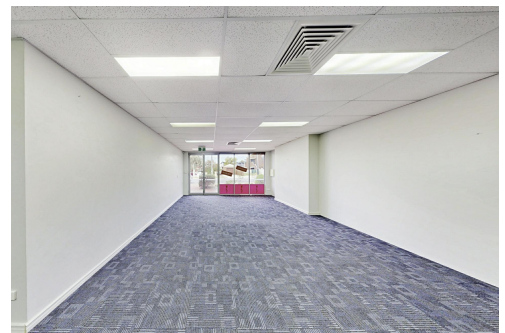
### Mark Stanhope 0417 088 467

Sales Consultant | [mstanhope.subiaco@ljhooker.com.au](mailto:mstanhope.subiaco@ljhooker.com.au)

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