



## North Balgowlah, 6/44 Woodbine Street

**LEASED!!** North Balgowlah is a long standing and thriving shopping centre

This vacant shop will suit a wide variety of uses, including showroom, retail, greengrocer, services, and professional offices.

It has excellent exposure with wide glass window frontage. It consists of 3 sections, approximately 52 square meters of open space to the front, a preparation area with sink and bench space, and a large rear room of approximately 26 square meters for storage or preparation.

Excellent pedestrian passing trade and easy parking around this well-located centre.

Inspection Highly recommended, Call Glen Wirth on 0411 249 955 or Tim Wirth on 0421 997 845

**For Lease**  
LEASED

**Building Area**  
78sqm

**Contact**  
**Glen Wirth**  
0411 249 955  
gwirth@ljhseaforth.com.au

**Tim Wirth**  
0421 997 845  
tim@ljhseaforth.com.au



**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.

**LJ Hooker Seaforth**  
**(02) 9948 7080**

## More About this Property

Property ID	189EF78
Property Type	Retail
Building Area	78 m <sup>2</sup>

### Glen Wirth 0411 249 955

Principal | [gwirth@ljhseaforth.com.au](mailto:gwirth@ljhseaforth.com.au)

### Tim Wirth 0421 997 845

Principal | [tim@ljhseaforth.com.au](mailto:tim@ljhseaforth.com.au)

### LJ Hooker Seaforth (02) 9948 7080

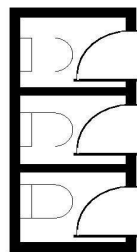
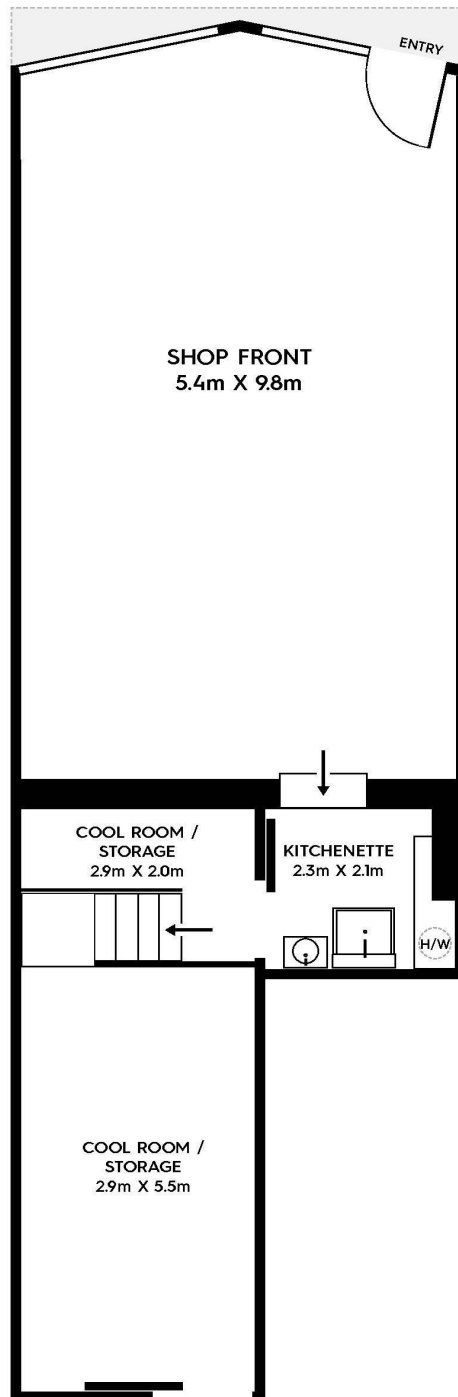
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COMMON TOILETS



Measurements are approximate. Not to scale. For illustrative purposes only.

LJ HOOKER  
SEAFORTH  
9948 7080

SHOP 6/44 WOODBINE ST,  
NORTH BALGOWLAH



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