

## Roma, 33 Hawthorne street

### For Sale - Commercial Property in the Centre of Roma

An outstanding opportunity to secure a well-positioned commercial property in Roma's thriving CBD.

Situated on a generous 1,012sqm allotment, 33 Hawthorne Street offers a versatile setup ideal for a range of business or investment purposes.

The front building spans approximately 225sqm and includes:

- > A spacious showroom or office area
- > Air-conditioned for year-round comfort
- > Toilet and smoko room facilities
- > A single-bay workshop, perfect for light industrial or trade use

At the rear, you'll find a 160sqm three-bay shed, providing ample space for storage,

#### For Sale/Lease

\$650,000

#### Building Area

360-385sqm

#### Contact

**Andrew Busiko**

0427 622 783

[ruralsales.roma@ljhooker.com.au](mailto:ruralsales.roma@ljhooker.com.au)



**LJ Hooker Roma**  
(07) 4622 1222

**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.

equipment, or additional operations.

Access is a breeze, with convenient rear entry from a sealed bitumen laneway, allowing for smooth deliveries and vehicle movement, along with a bitumen front parking area.

This high-exposure location is ideal for businesses looking to capitalise on Roma's strong local economy and passing traffic.

For more information or to book an inspection contact Andrew Busiko at LJ Hooker Roma on 0427 622 783.

## More About this Property

<b>Property ID</b>	BW6HG2
<b>Property Type</b>	Offices
<b>Building Area</b>	360-385 m2
<b>Land Area</b>	1012 m2

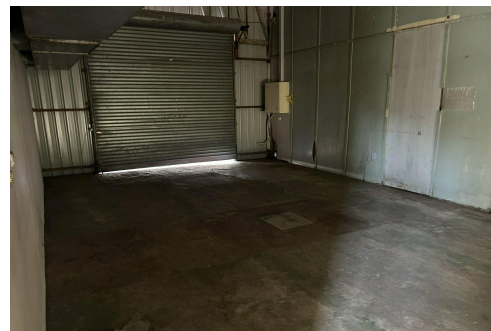
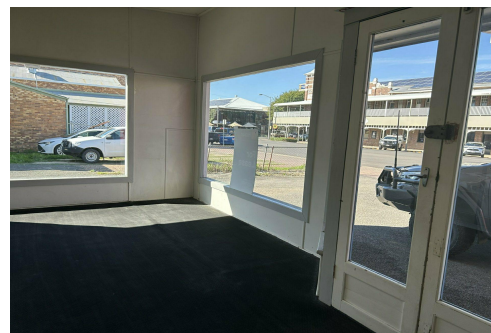
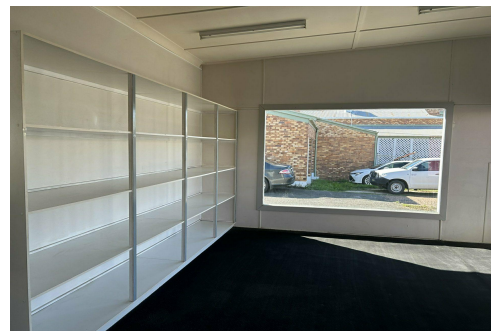
### Andrew Busiko 0427 622 783

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