



Stuart Park, 21/90 Frances Bay Drive

Leased investment —7.25% net return

Unit 21 is a 96 square metre commercial office, located on the first floor at "France Bay Village". This unit is a regular shape and has been freshly painted and new carpets. This tenancy is mostly open plan, it includes two enclosed offices.

Leased to Kellaborate who are a local business consultancy firm who offer service such as marketing, graphic design and business support services.

The three year lease commenced 1 November 2023 and runs till 31 October 2026. The current passing rent is \$33,600 + GST, and the net annual income is \$24,965.36.

"France Bay Village", 90 Frances Bay Drive is a two story commercial complex on approximately 6,690 square metres of "Specific Use Darwin 10" zoned land. The complex optimizes the frontage to Frances Bay Drive with the building positioned along the building including 20 60 degree car parks directly accessed from France Bay Drive. This complex offers 67 off street car parks so there are always car parks available.

Tipperary Waters is a tidal locked marina estate, offering marina berths, low and medium residential, and commercial office and retail properties. Frances Bay Village is positioned

For Sale
\$344,350

Building Area
96sqm

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on the western side of Tipperary Waters Marina Estate, it enjoys the frontage to France Bay Drive which acts as a service road to Tiger Brennan Drive and links through to the water body of the marina.

Tipperary Waters Marina Estate is a highly sought after location at the eastern most side of Stuart Park. Positioned on the eastern side of Tiger Brennan Drive.

This location is convenient for both in bound and out bound travelers with signalized intersections of Tiger Brennan Drive and Gonzalaes Road to the north and Frances Bay Drive to the south. Located within the Frances Bay precinct this location is a strong balance of waterfront commercial activities and prestige residential properties.

*1.3 radial kilometres north east of the Darwin CBD.

*Adjacent to the east of Tiger Brennan Drive.

For more information on this outstanding investment please contact Lee Doyle 0403 348 243
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More About this Property

Property ID	W69GWU
Property Type	Offices
Building Area	96 m ²

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