



Tuggerah, 2/2a Bounty Close

Secure NSW Government lease with solid return!

If you're looking for a Commercial property that ticks all your investment boxes, then this property is definitely worth a closer look!

Currently enjoying a secure lease to NSW Government organisation Central Coast Local Health District, a provider in family support services operating across multiple locations throughout NSW.

Located in Bounty Close at the Eastern entry to the Tuggerah Business Park with convenient proximity to Tuggerah Westfield, Tuggerah Super Centre, Bunnings, Service NSW, many specialty shops, Tuggerah Train Station & local Bus stops.

The current fit out features a modern design, large boardroom, staff room & amenities, multiple open plan areas, office suites, & can be efficiently arranged to maximise a tenancies requirement.

For Sale

\$1,055,000 (GST not applicable)

Building Area

298sqm

Contact

Ben Purdue

0450 719 600

ben.purdue@ljhooker.com.au

Tom Bore

0402 938 144

tom.bore@ljhooker.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.

Terrigal

(02) 4385 8444

The property has plenty of parking for the tenancy with two (2) allocated car spaces & a large rear car park used on a first come first serve basis.

Features include:

- * Secure NSW Government lease
- * Solid long-term tenant in place
- * Modern fit out in place
- * Loads of natural light
- * Ground level with multiple access points
- * Allocated car spaces

*Approximate

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

More About this Property

Property ID	301HXT
Property Type	Offices
Building Area	298 m ²
Land Area	298 m ²

Ben Purdue 0450 719 600

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Tom Bore 0402 938 144

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