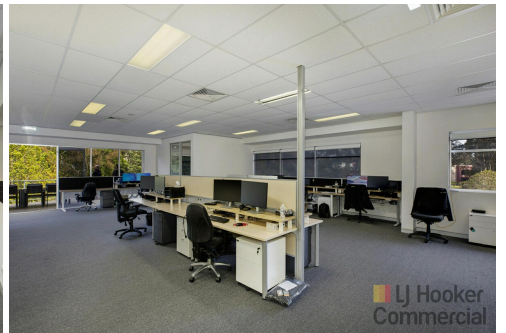




## Tuggerah, 5/2a Bounty Close

Multi-tenanted Commercial Investment in booming NSW location!

If you're looking for a multi-tenanted Commercial property with fantastic long-term investment attributes, then this property is definitely worth a closer look!

Currently benefiting from two secure lease covenants to Delroy Park, a land subdivision company & Alpine, a Global bulk materials handling company owned by Nepean supplying the mining industry, the property is enjoying consistent rental income in a low maintenance building on the popular NSW Central Coast.

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, separate tenancy entries, large boardroom,

**For Sale**  
\$1,995,000

**Building Area**  
410sqm

**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 | Erina**  
(02) 4385 8444

staff room & amenities, multiple open plan areas, office suites, balcony & can be efficiently arranged to maximise a tenancies requirement.

The property has plenty of parking for the tenancy with three (3) allocated car spaces & a large rear car park used on a first come first serve basis.

Features include:

- \* Two (2) secure lease covenants
- \* Prominent front of building location with balcony
- \* Substantial fit out in place
- \* Solid long-term tenants
- \* Loads of natural light
- \* 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   | 325HXT  |
| Property Type | Offices |
| Building Area | 410 m2  |
| Land Area     | 410 m2  |

### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

### Terrigal | Erina (02) 4385 8444

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

[terrigan.ljhcommercial.com.au](http://terrigan.ljhcommercial.com.au) | [terrigan@ljhooker.com.au](mailto:terrigan@ljhooker.com.au)

