



Westmead, Shop 102/32-34 Mons Road

Fully Fitted Office Ready for Immediate Occupation

FOR LEASE OR SALE *

Nestled in the thriving suburb of Westmead, renowned as a medical hub, this property presents an exceptional opportunity to acquire an 89sqm retail or medical space in the coveted Parramatta Greater Region. Offered with Vacant Possession, it is a perfect fit for investors and owner-occupiers alike.

Comprising a patient waiting area, reception, kitchenette, toilet, and a private room, along with the added convenience of 2 secure car spaces, this property is designed to meet various needs. The nearby T-way bus stop, just across the road, ensures seamless transport connections to Westmead Train Station, Parramatta CBD, upcoming light rail, and Metro stations.

Property Features:

- Total area of 89sqm



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.

For Sale/Lease

\$39,000p/a

Building Area

89sqm

Contact

Tony Nehme

0433 239 342

tony.nehme@ljhooker.com.au

LJ Hooker Bella Vista
0414 977 907

- Sold with Vacant Possession, appealing to both investors and owner-occupiers
- Includes 2 secure car spaces
- Well-equipped kitchenette
- Bathroom facilities
- Ducted air conditioning for comfort
- Floor-to-ceiling glass storefront for maximum visibility
- Strategically located within the esteemed Westmead Medical Precinct

All measurements are approximate. Don't miss this opportunity to secure your space within this thriving medical and retail hub.

* The price stated is for leasing only, for a sale price please contact Tony on 0433239342

More About this Property

Property ID	750HHJ
Property Type	Offices
Building Area	89 m ²
Land Area	89 m ²

Tony Nehme 0433 239 342

Director / Senior Sales Executive | tony.nehme@ljhooker.com.au

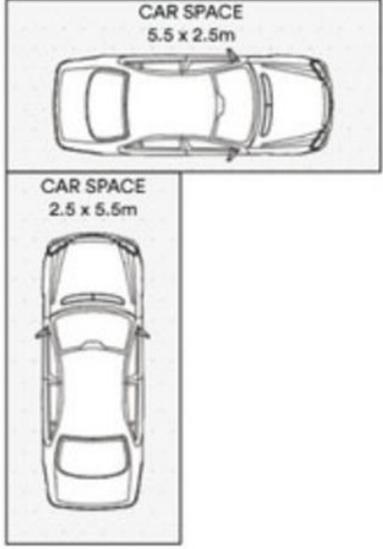
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