

## Winnellie, 15/119 Reichardt Road

### Conveniently located office space

Located at the corner of the busy Hickman Street and Reichardt Roads this entry level office space is well located to take advantage of easy access to main arterial roads resulting in a quick commute to the Darwin City, Northern Suburbs, Berrimah and Palmerston. The complex is a vibrant collection of 34 units which is easily accessed of Reichardt Road, with wide driveways and ample parking.

This office includes undercover parking for 2 cars and sits at 1st floor level. The fit out is basic with small kitchenette and ensuite with a main area and an office in the back corner. It is essentially a blank canvas for the next owner giving them the flexibility for a range of tenancies. This is a great opportunity for a small business to buy their own premises.

Planning Zone: GI —General Industry

Year Built: 2009

Area under title: 117m<sup>2</sup> (approx.)

#### For Sale

\$235,000 + GST

#### Building Area

88sqm

#### Contact

John Grant

0429 982 540

[jgrant@ljhc.com.au](mailto:jgrant@ljhc.com.au)



North NT

(08) 8924 0977

**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.

Council Rates: \$1,450 per year (approx.)

Body Corporate Manager: Whittles

Body Corporate Levies: \$1,052 per Quarter (Admin \$930, Sinking 122)

Access to Stuart HWY circa 250m

Access to Tiger Brennan Drive circa 600m

## More About this Property

<b>Property ID</b>	W8KGWU
<b>Property Type</b>	Offices
<b>Building Area</b>	88 m2
<b>Land Area</b>	117 m2

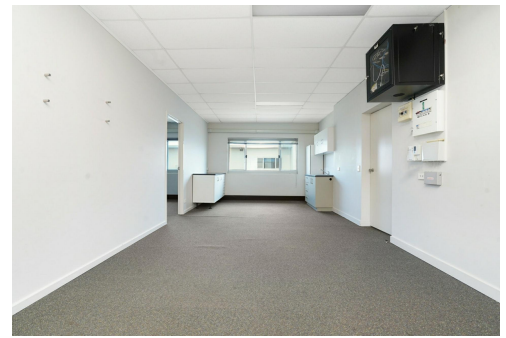
**John Grant 0429 982 540**

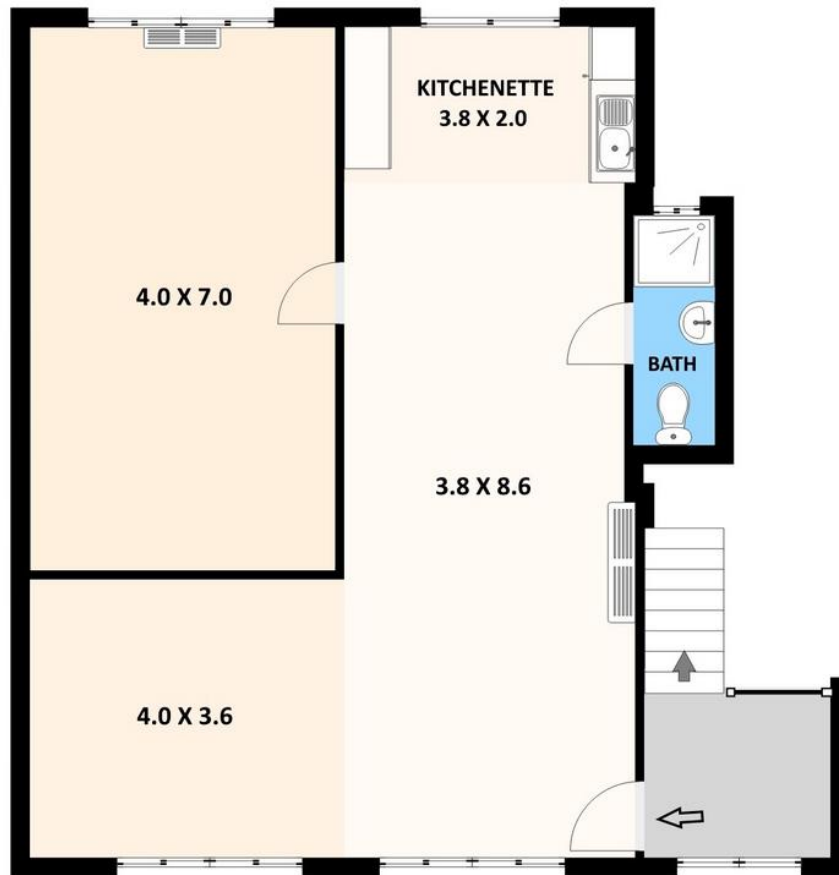
Commercial Sales & Leasing | [jgrant@ljhc.com.au](mailto:jgrant@ljhc.com.au)

**North NT (08) 8924 0977**

Suite 1/25 Parap Road, PARAP NT 0820

[northnt.ljhcommercial.com.au](http://northnt.ljhcommercial.com.au) | [reception@ljhookerdarwin.com.au](mailto:reception@ljhookerdarwin.com.au)





## 15/119 REICHARDT ROAD, WINNELLIE

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATELY IN METERS AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.