



68 Osborne Street, Nowra

## Invest on Osborne

An exceptional opportunity awaits the astute investor with this versatile commercial office property, boasting a long-term tenant and secure income stream.

Set on a well-positioned block, alongside established professional businesses and only a short stroll to the heart of Nowra's CBD, the property features three generously sized office spaces, a spacious and welcoming reception area, dedicated filing room, and a well-appointed kitchen with ample storage &ndash; ideal for a variety of professional uses. A detached studio provides valuable additional workspace or flexibility for future adaptation.

Additional features include &ndash;

- Multiple split system air-conditioners
- Large private carport
- MU1 &ndash; mixed use zoning

Currently leased with a fixed-term agreement until January 2029, plus additional option periods, this property offers immediate returns and peace of mind for investors.

Whether you're expanding your portfolio or seeking a reliable commercial investment, this is an opportunity not to be missed.

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**FOR SALE**  
\$795,000

### AGENTS

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### AGENCY

LJ Hooker Nowra  
(02) 4421 2957

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.



## MORE DETAILS

Property ID 6AGHSD  
Property Type House  
House Size 139 m2  
Land Area 529 m2

**Patrick Tynan 0418 603 980**

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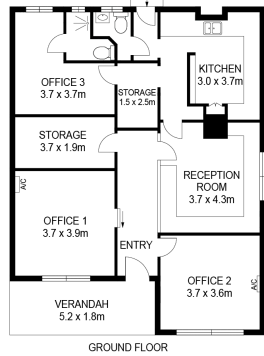
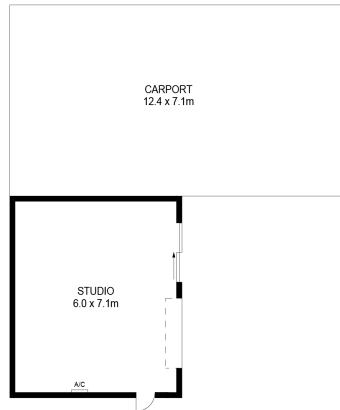
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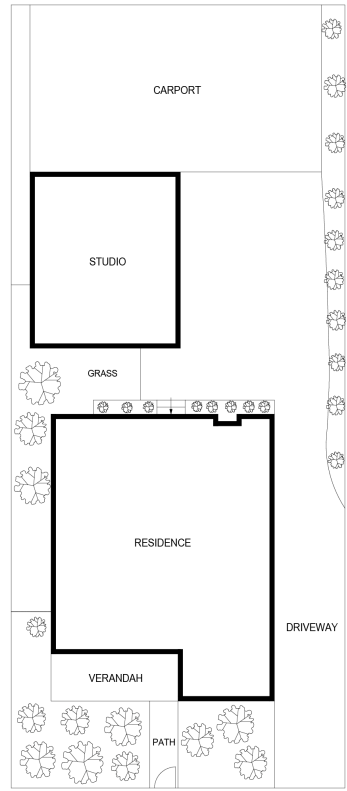
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GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

GROSS INTERNAL AREA  
 FLOOR 1: 96m<sup>2</sup>, EXCLUDED AREAS:  
 STUDIO: 43m<sup>2</sup>, VERANDAH: 10m<sup>2</sup>, CARPORT: 88m<sup>2</sup>  
 TOTAL: 237m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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