



13, 4 Railway Pde, Burwood



## Professional Modern Office Suite in Prime Location

Great opportunity to purchase this professional modern office in one of the best commercial buildings in Burwood.

Only minutes away from Burwood Plaza, Burwood Chinatown, Burwood Station and major bus terminal.

Main Features:

Floor area 248sqm

Total Size 290sqm

3 Secured car spaces

Currently Leased \$110,0000 PA

New improvements with brand new fit out

Potential rent after new fit out and refurbishment \$130,0000 PA

Two Lifts to all floors and basement parking

Disabled Access

Reception, ten offices, board or training room staff facilities room and more

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



<b>Price</b>	\$1,750,000
<b>Property Type</b>	commercial
<b>Property ID</b>	210
<b>Land Area</b>	290 m2
<b>Office Area</b>	248 m2

### Agent Details

Rabie Chehade - 0409 006 900

### Office Details

Yagoona

PO Box 2 Yagoona NSW 2199

Australia

02 9785 8790

