



## 6&7/61 Hampden Road, Nedlands WA

### KEY INFORMATION

#### Address

6&7/61 Hampden Road, Nedlands WA

#### Price

FOR SALE and LEASE: Premium Office with 8 Car Bays

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

156 sqm

#### Car Spaces

8

#### Listing Type

Sold

**FOR SALE and FOR LEASE:** These two premium strata lots in Nedlands feature a polished office fit-out and a brand-new coat of paint. This is a unique opportunity to secure an office in a highly sought after area with 8 car bays, a corporate entrance, a common kitchen and a board room plus 156 usable square meters of office space.

The subject property offers:

- Unit 6: 80sqm strata area
- Unit 7: 76sqm strata area
- Both units have been combined (see floor plan)
- Modern office fit-out
- Functional office layout
- Great natural light
- 8 car bays
- Suitable for investors and owner-occupiers
- Short-term tenant providing passing net income.
- Potential for immediate occupation
- Common Foyer
- Common Boardroom
- Common facilities

Combined Strata Area: 156sqm Approx.

Asking Price: OFFERS FROM \$650,000 + GST

Asking Rent: Contact Agent

Available: Now

Contact Jonathan Kilborn or Shannon Swarts to arrange an inspection..

### AGENT INFORMATION



**Shannon Swarts**  
ASSOCIATE DIRECTOR

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**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

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