



## 3/95A WARATAH AVENUE, Dalkeith WA

### KEY INFORMATION

#### Address

3/95A WARATAH AVENUE, Dalkeith WA

#### Price

OFFERS INVITED

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

254 sqm

#### Car Spaces

4

#### Listing Type

Sale

FOR SALE: Lot 3, 87 Waratah Avenue is an opportunity not to be passed. With a large windows providing great natural light, this tenancy is located on the ground floor of a newly developed complex boasting of a modern design and quality.

The opportunity:

- 254 sqm floor space (284 sqm total strata area)
- 4 undercover, secure car bays
- Depreciation benefits
- Large floor to ceiling windows
- Great natural light
- Excellent location in sought-after suburb
- Bare shell ready for a new fit-out
- Newly constructed mixed-use development
- Modern architectural design
- Internal Amenities
- Suitable for owner occupiers and investors.
- Sold with vacant possession.

Total Strata Area: 284 sqm.

Tenancy size: 254sqm

Car bays: 4 undercover secure car bays

Tenure: Vacant Possession

Price: OFFERS INVITED

Contact Shannon Swarts or Jonathan Kilborn to arrange an inspection.

### AGENT INFORMATION



**Shannon Swarts**  
ASSOCIATE DIRECTOR

D. 08 9386 9981

M. 0448218629



**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

08 9386 9981

0404 796 137



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/27848945](http://www.agoraproperty.com.au/property/27848945)

**DISCLAIMER:** The information in this document is prepared for general information purposes only. It should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.