







Premium 79m² Commercial Office for Sale – Prime Location, Exceptional Features! Excellent ROI

INVESTORS DONT MISS THIS OPPORTUNITY **8.1%+ ROI**

THATS AN ROI THE ACCOUNTANT WILL LIKE!

Looking for a modern, functional office space that checks all the boxes? This 79m² commercial office is located in a modern building with premium features designed to enhance your business operations.

Key Features:

- **Spacious 79m² Layout**: Well-designed office space offering flexibility for a range of business uses.
- **Cassette Air Conditioning System**: Stay comfortable year-round with efficient, high-quality climate control.
- **2 Car Spaces + Lock-Up Cage**: Plenty of parking for you and your team, plus additional secure storage.
- **Private Balcony Overlooking Golf Course**: Enjoy serene views and a private outdoor space for breaks or casual meetings.
- **Fitted Boardroom**: Ready for your next presentation, complete with a board table, chairs, flat-screen TV, and bar fridge.
- **Great Position**: Conveniently located near Southland Shopping Centre, Cheltenham Railway Station, and a local gym—ideal for both work and leisure.

Why This Office?

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Price	SOLD for $345,000
Property Type	Commercial
Property ID	931
Office Area	79 m2

Agent Details

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Office Details

Cheltenham
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ALL commercial REAL ESTATE