



Unit 6 3 Koala Crescent WEST GOSFORD

Fantastic Unit With Substantial Fitout

Area m²: Office: 256
Warehouse: N/A
Total: 256

\$/m²: \$1,953

Sale Price: \$500,000 + GST

GST: Exclusive

Parking: 0

Contact:

Chris Watson
0402 430 213
chris@chapmanfrazer.com.au

Location:

Positioned in the heart of West Gosford industrial bulky goods precinct this location is home to a large number of national identities, traders and service providers such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's, Domayne, Repco and McDonalds to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

Description:

Available now for purchase this unit is a fantastic offering. The ground floor offers a total area of 188.57sqm fitted out with a reception / entry, partitioned offices, open plan work space, male & female amenities, kitchen and ducted air conditioning.

The first floor mezzanine is 67sqm in area made up of multiple offices & meeting space with plenty of natural light and two sets of stairs providing multiple access points.

The floor coverings are a mix of carpet and tiles, the unit is of brick construction with roller shutter access and three phase power with parking on site at the rear and additional street parking at the front.

Units with this quality of fit out are hard to find so don't miss out.

- Impressive fit out
- Affordable price
- Great location