







## Shell Cove, NSW 1 Hinchinbrook Drive

## **GOOD EXPOSURE**

Great opportunity to run your business STCA on a busy local street. Open plan design, generous sized kitchen, four spacious office upstairs all with storage and the main office with it's own bathroom. Approx. 248m2 internal floor area. Air conditioning for your comfort. Large outdoor undercover entertainment area. 2 car spaces as double garage has been converted to more office space. Great location with a short walk to upcoming marina, close to schools, shops, golf course and transport.

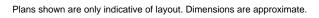
## BED BATH CAR

## \$41,600 annual

Council Rates: \$0/qtr (approx) Water Rates: \$0/qtr (approx) Contact: Adam Spinelli 0447 771 445 Paul Spinelli 0415 112 702 Type: Offices https://www.spinellirealestate.com.au



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