



Shell Cove, NSW
1 Hinchinbrook Drive

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BED BATH CAR

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.

\$41,600 annual

Council Rates: \$0/qtr (approx)

Water Rates: \$0/qtr (approx)

Contact: Adam Spinelli
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Type: Offices

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DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.



Plans shown are only indicative of layout. Dimensions are approximate.

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