



**Warilla, NSW**  
4/10 Beverley Avenue

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**IDEAL INVESTMENT**

This Level 1 commercial space is located in the the business district of Warilla. Total floor space is 115m2 (including car space of 14m2). There are 2 separate offices with one currently leased to long term tenant. You can work from one office and collect rent from the other or just rent both out. Secured 1 car parking space on the premises. Features a kitchenette and outdoor balcony. Plenty of on-street parking plus a large public car park across the road. For more information please please contact the listing agent Paul Spinelli on 0415 112 702.

**\$450,000**

**Council Rates:** \$333/qtr (approx)

**Water Rates:** \$529/qtr (approx)

**Contact:** Paul Spinelli  
0415 112 702  
Adam Spinelli  
0447 771 445

**Type:** Offices

<https://www.spinellirealestate.com.au>



**Shop 4, 10 Belverley Avenue, Warilla**  
Internal Size: 101m<sup>2</sup>

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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