









# AFFORDABLE INVESTMENT OPPORTUNITY

Belroy Property present to you, Shop 3, 1 Guess avenue, Wolli Creek - ideally located in the heart of Wolli Creek's Business District.

This affordable investment offers a long term lease to an established local hair salon.

Key attributes of the offer are:

+ Net income $18,585.00* plus GST
+ Strata Title of 29sqm internal area + 1 car space + storage
+ Wide frontage, excellent street exposure
+ Close to Wolli Creek Rail Station
+ Long established tenant in new 5 year lease - commenced 1 May 2023

The perfect opportunity for entry level investment or DIY Super Fund.

Contact Belroy Property for more information or to arrange an inspection.

DISCLAIMER

The above information has been furnished to us by a third party. Karago Corporation

1

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Commercial |
| **Property ID** | 922 |
| **Office Area** | 29 m2 |
| **Building Area** | Other - 16 $m^2$ |

## AGENT DETAILS

Peter Karam - 0414 905 639

## OFFICE DETAILS

Belroy Property
Level 3 85 George St Parramatta NSW 2124 Australia
02 9895 4000