



Shop 3, 1 Guess Ave, Wolli Creek



## 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



<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	922
<b>Office Area</b>	29 m2
<b>Building Area</b>	Other - 16 m <sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639

### OFFICE DETAILS

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

