



## Best of the Best!

### OPPORTUNITY OF A LIFETIME!

Located on the ground floor with tall windows, facing Mill Point Road, Suite 9, is highly visible to pedestrian and vehicle traffic. There is also a provision on the sign structure at the road frontage for the business to be listed. This professional suite is ideal for medical & consulting offices.

Investors and business owner operators will be pleased to know that 100 Mill Point Road sits on a site that has significant capital appreciation potential that has yet to be realised and yet to be factored in the selling price. The site is located in the best of the best part of the South Perth golden triangle. The zoning is Centre Commercial with the highest building height provision. Additionally, with increasing growth in the quality of the demographics coupled with new high end prestigious apartment buildings all around, the whole area can be confident of a bright and thriving future for businesses and residents.

The strata unit comes with 4 under-cover secure bays. The common

 4  112 m2

<b>Price</b>	\$695,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	227
<b>Land Area</b>	112 m2
<b>Office Area</b>	112 m2

### Agent Details

Charles Wu - 0403 303 919

### Office Details

Charthill International  
Suite 5, 365 High Road Parkwood,  
WA, 6147 Australia  
(08) 9354 3788



area on the ground level has several visitor car-bays uncommon in newer buildings. The internal area of 112 sqm includes a large conference/training area, 3 offices, a kitchen, and a generous reception area.

A prime location, centrally connected at the edge of the freeway and just around the corner to the Mend Street precinct and Swan River foreshore. Don't miss out!

Strata Levy: \$1,625 per quarter | Council rate: \$1,115 per quarter | Water service charge: \$230 bi-monthly

Call Charles for an inspection on 0403 303 919.

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