



31 Dwyer Street NORTH GOSFORD

Quality ground floor suite with huge bonus mezzanine

Unit:	Area m ² :	\$/m ² :	Rent pa:	Price:	GST:	Parking:
Suite 7	130	\$3,462	\$32,400 Per Annum Net + GST	450,000 + GST	Exclusive	2

Location:
North Gosford is close to Gosford CBD, Gosford Public, Gosford Private Hospital and Gosford Train Station. Properties positioned in this area enjoy a great convenient location and are suitable for a wide and varied number of uses.

Description:
Available for Sale or Lease is this quality office suite with a quality, functional office fit out set over two levels. The ground floor offers 130sqm of office space and the mezzanine offers a split of 58sqm of office and 50sqm of storage.

The office fit out incorporates, reception area complete with reception desk, 5-6 office spaces (over the two levels), boardroom, kitchen, male and female toilets and loads of storage.

Features include, a mix of tile and carpeted flooring throughout, ducted air conditioning downstairs as well as reverse cycle air conditioning upstairs, a security alarm and off street parking for two cars

Conveniently located just off Manns Rd, you are minutes away from Gosford CBD, Gosford Hospital and less than 25km's from the M1 making this an ideal location for any business.

- Convenient & central location
- Quality office with full office fit out
- Plenty of storage

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