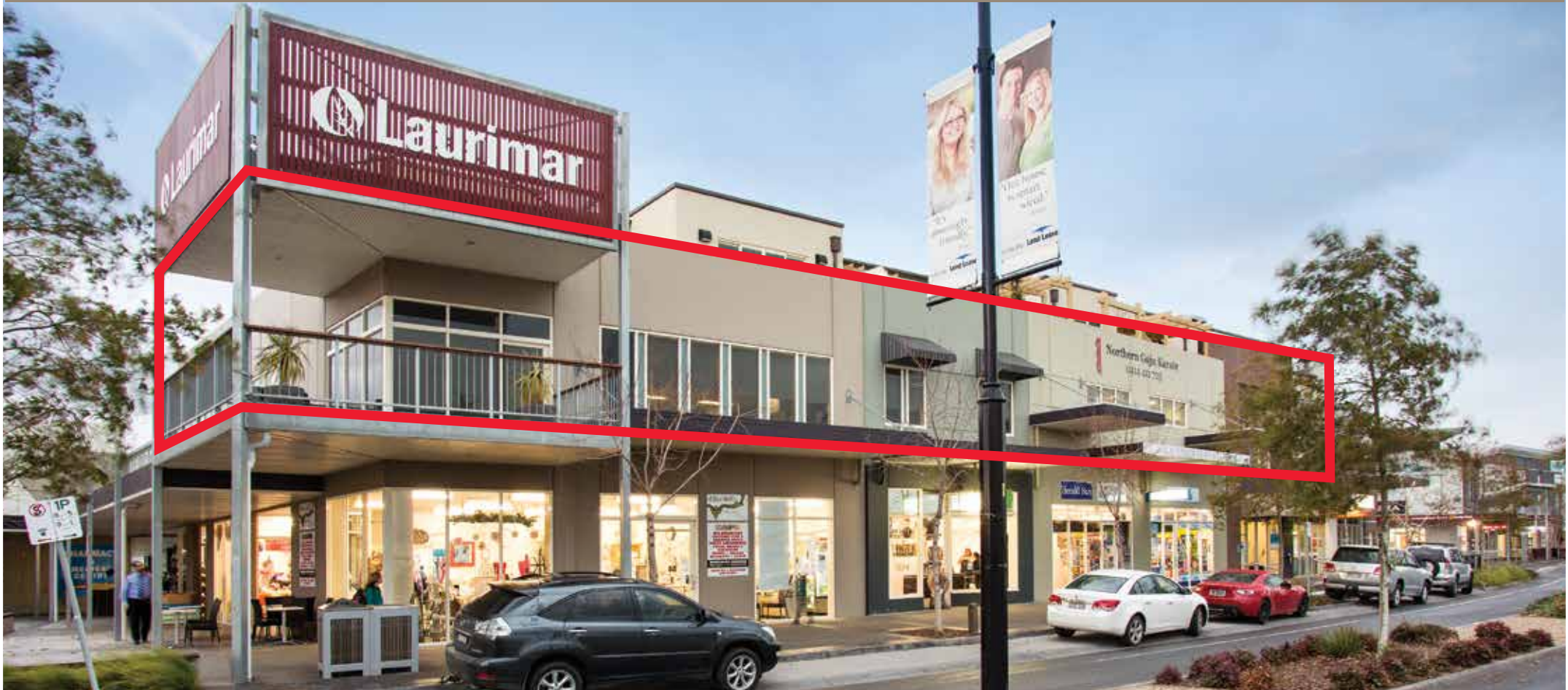


LAURIMAR TOWN CENTRE CORPORATE OFFICE SUITES — DOREEN —

PRIVATE SALE - 95 HAZEL GLEN DRIVE, DOREEN



FIVE (5) STRATA OFFICE SUITES TO BE OFFERED AS A WHOLE PLUS 17 CAR SPACES



LAURIMAR TOWN CENTRE CORPORATE OFFICE SUITES DOREEN

SUITE	TENANT	SIZE (m ²)	TERM	RENTAL	RENT REVIEW
106/107	Delfin Lend Lease	418	4 yrs	\$140,888	3%
108	Ailed Pty Ltd, Trading as Karate School	108	3 + 3 + 3 yrs	\$23,000	4%
109	Dianna Bogeski, Trading as Kumon Mathematics	83	4 + 4 + 4 yrs	\$16,800	4%
110	Rental guarantee for 12 months from settlement	82	12 months	\$16,400	
111	Rental guarantee for 12 months from settlement	201	12 months	\$40,200	
TOTAL		892		\$237,288	



Located in the highly sought after Delfin Estate, within the City of Whittlesea and in the midst of the fast developing residential suburb of Doreen.

- Adjoining a full line Woolworths Supermarket, close to Laurimar Primary School
- Five (5) strata office suites to be offered as a whole plus 17 car spaces.
- Approval to subdivide

FOR PRIVATE SALE

Terms: deposit 10%, Balance of monies 60 days

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* All stated dimensions and areas are approximate. Particulars herein are for information only and do not constitute any representation by the owner or agent. Photographs as used above, or any others represented in the marketing of this property, may not be accurate representations. Nor is any warranty given that they are. All interested parties must verify all aspects of the property for themselves.