

Balmain

17/7 Rosebery Place



\$944k

HISTORIC SPLIT LEVEL STRATA INVESTMENT ? EXCEPTIONAL TENANT

Located in Balmain's historic refurbished "Sunlight Factory", originally part of the Unilever soap complex, this 140 square metre split level office suite offers modern amenities in a character environment.

Light filled, high vaulted ceilings, kitchen facilities, ducted air-conditioning and access to two collaborative common areas, this exceptional opportunity located 5kms from the Sydney CBD with 24/7 security access an undercover parking spot makes for the perfect workplace and investment.

- Currently leased to Harman Kardon leading international audio electronics company
- Leased until 1st May 2020

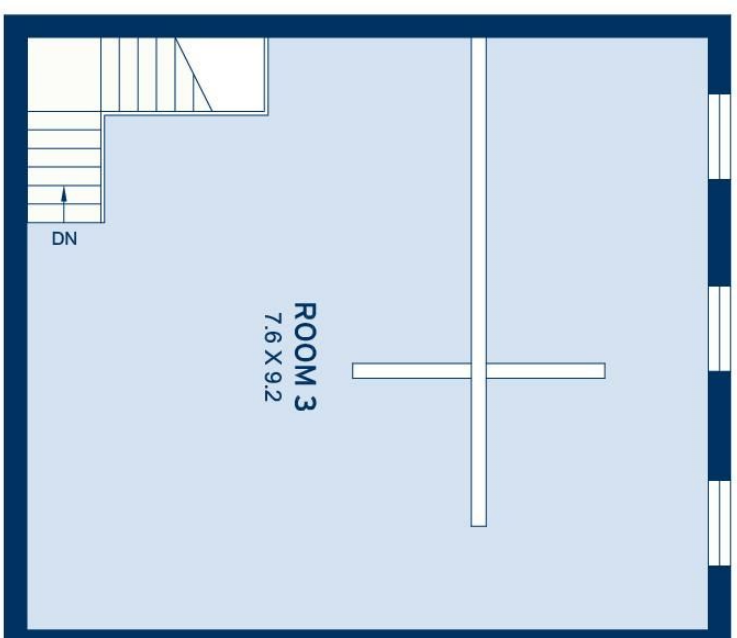
ADDITIONAL DETAIL

Council Rates	\$0/qtr (approx)
Strata Fees	\$0/qtr (approx)
Water Rates	\$0/qtr (approx)
Type	Offices
Sold Date	18/04/2019

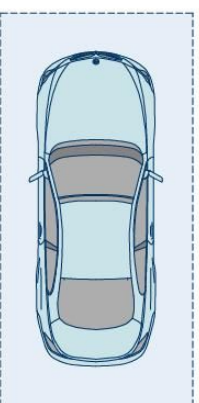
Danny Cobden
0411 144 210
danny@ch.com.au

Jack Tinworth
0448 892 033
jackt@ch.com.au

LEVEL
ONE



LEVEL
TWO



UNDERCOVER CARSPACE
13 sqm (On Title)

APPROXIMATE AREAS	
Internal	140sqm
Carspace	13sqm
OUTGOINGS	
Council Rates	\$903 pq
Water Rates	\$20 pq
Strata Rates	\$3116 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson