

Balmain

Suite 7/338-340 Darling Street



\$460k

Strata title office suite in central Balmain location

Situated in the attractive Atrium Business Centre on prime Darling Street, this naturally-lit office/commercial space is located in the heart of Balmain. Approximately 61 square metres in size, this bright and modern office space offers an exceptional opportunity only metres to transport links and located only 5kms from the Sydney CBD with 24/7 security access, and an undercover parking spot which makes for the perfect workplace and investment.

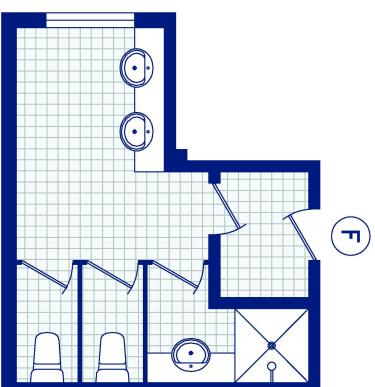
- Potential Net Income - \$28,000 per annum approx.
- Common shared bathroom and kitchen facilities
- Secure building with excellent open, naturally-lit common areas
- Space for prominent Darling St signage
- Well maintained building with common area putting green
- Secure car space

ADDITIONAL DETAIL

Council Rates	\$454/qtr (approx)
Strata Fees	\$1,566/qtr (approx)
Water Rates	\$139/qtr (approx)
Type	Offices
Sold Date	05/08/2020

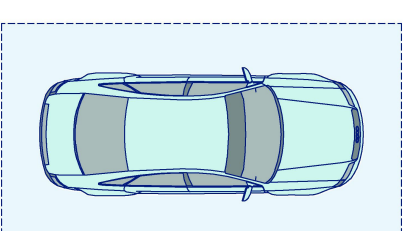
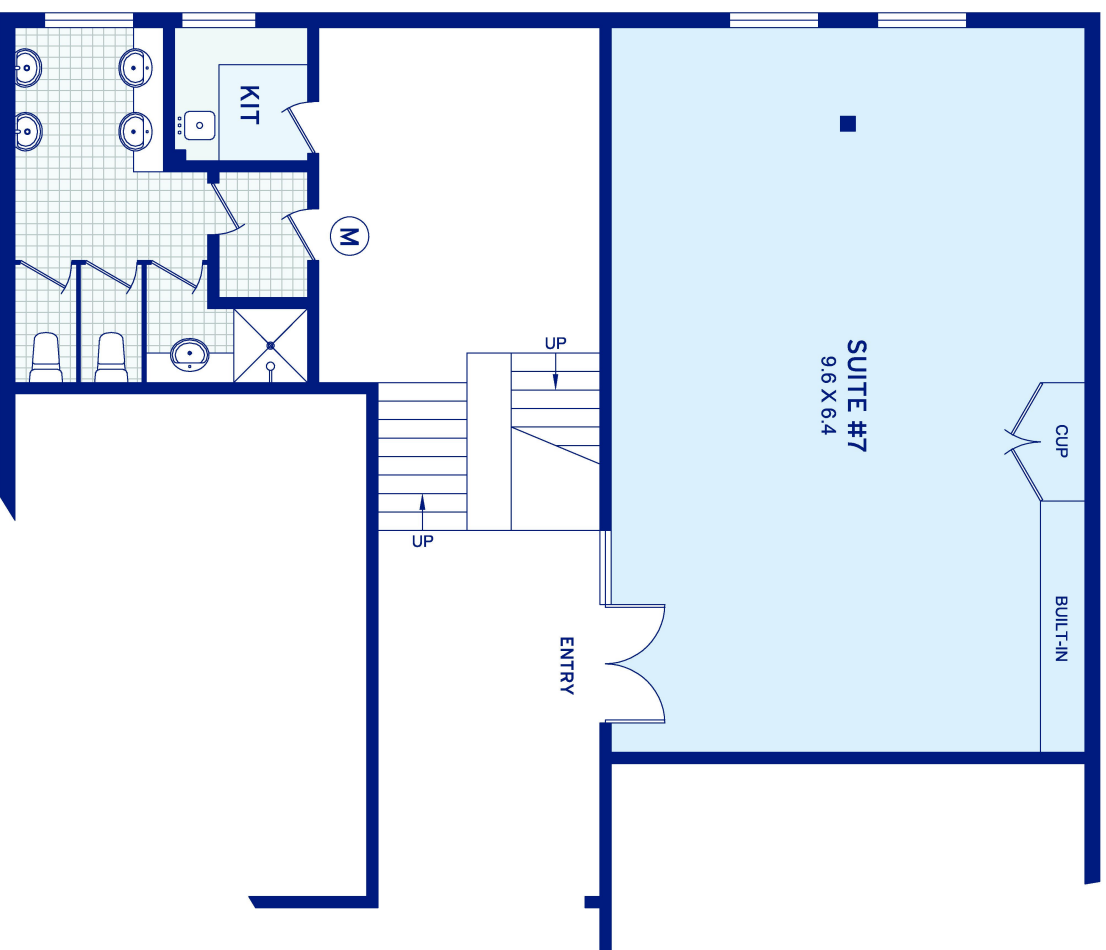
Danny Cobden
0411 144 210
danny@ch.com.au

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



LEVEL
THREE

LEVEL
TWO



SECURITY
CARSPACE



APPROXIMATE AREAS	
Suite	61sqm
Parking	14sqm
Total	75sqm
Kitchen (shared)	3sqm
Bathrooms (shared)	30sqm

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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