

# SWELL

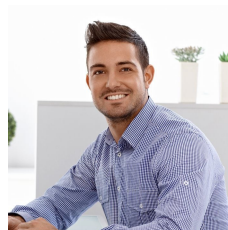


## 45/14 Narabang Way Belrose NSW

This excellent 64sqm office conveniently located in 14 Narabang Way would suit a wide variety of purchasers. Investors can take advantage of strong demand for office space and the current 6.2% Net Return!

- \* Office area 64sqm + 12sqm balcony
- \* Leased until 2nd November 2021
- \* 6.2% Net Return!
- \* Annual Gross rent: \$25,964.52 + GST
- \* Annual Strata Rates \$3,008 approx.
- \* Annual Council Rates \$1,295 approx.
- \* Annual Net rent approx: \$21,661.52
- \* Two parking spaces
- \* CPI reviews annual & market at option
- \* Extremely functional fit-out

**Type** : Offices  
**Price** : \$350,000 Excluding GST  
**Building Size** : 64 sqm  
**View** : <https://portfolio.agentpoint.com.au/swell/6672008>



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