

# GUNNING



## Level 7/272-274/7-11 The Avenue Hurstville NSW

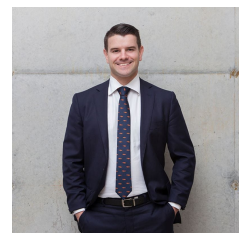
Gunning is pleased to present for sale via Private Treaty this fantastic commercial investment situated on the top floor of this high quality suburban office building. With large floor to ceiling windows promoting excellent natural light, the suite is currently configured with a mix of both open and partitioned spaces complete with reception/waiting room, large board room, three partitioned offices, two kitchenettes/lunch areas and access to common male & female amenities. In addition to its high quality of internal fitout, the property also boasts a massive 'wrap around' balcony with spectacular views of the Sydney CBD and Botany Bay.

Conveniently located next to Westfield Shopping Centre, the premises boasts strong customer traffic and associated car parking. In addition to the 7 secure allocated car spaces, there are also 108 council spaces available to the

**Building Size** : 393 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/hurstville/commercial/offices/5731275>



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