

# GUNNING



**Level 1/Suite 1/158 Forest Road Hurstville NSW**

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Gunning Real Estate is pleased to present this fully partitioned windowed suite on the first floor of a retail/commercial building. Facing busy Forest Rd, the tenant will benefit from extensive window signage and also signage on the ground floor glass door.

The building is located just 180m\* from Westfield, and is within walking distance to Hurstville train station, various primary and high schools, and numerous public car parks.

Previously used as a music school, the property features an open windowed area with a balcony, a reception area, and 5 soundproofed rooms (1 bigger room + 4 smaller rooms, which can be made into 2 bigger rooms). The tenant will have access to male & female toilets and a kitchenette. 2 entrances available from Forest Rd and the rear lane.

**Building Size** : 105 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/hurstville/commercial/offices/6386284>



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