



6/2 Redleaf Avenue Wahroonga, NSW

## Rare Wahroonga Village Commercial Opportunity

Suite 6, 2 Redleaf Avenue provides a rare opportunity to buy a strata office suite in the heart of the popular and affluent Wahroonga Village. The 53sqm office suite is situated within the highly sought after "No. 2 Redleaf Avenue" and rests in the company of well-regarded and well frequented professional / medical suites. Boasting three consultations rooms, a kitchenette and reception area, it is ready to use as is or can be adapted to accommodate open plan. One undercover car space on title and numerous car spaces for clients, within the complex, means easy access for businesses and clients alike. It is perfect for both owner occupier and investors as it will appeal to a variety of businesses. Opportunities like this are few and far between. (Agent Interest)

### Key Features Include:

- Internal Area is 53sqm plus one under cover car space on title
- Signage exposure to Redleaf Avenue and Wahroonga Village at large
- Multiple common visitor car spaces on site
- Fully occupied retail, commercial and medical building
- Functional fit out, ready to occupy or adapt if required
- Three individual consulting rooms plus reception area and kitchenette
- Less than 100m (approximately) to Wahroonga Train Station
- Perfect for owner occupiers or savvy investors
- Light and bright with a leafy village outlook

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