

**BUNGALOW****Tenancy 3, 159 Newell Street**

\$400.00 per week + GST (Incl. Outgoings)

**WORK HERE / LIVE HERE OR BOTH!!!**

Highly visible from the corner of Scott and Newell Streets, this A-Grade first floor dual purpose space is set to impress both you and your clients. It can be utilized as either as a professional office or as a two-bedroom residential unit, or both.

There is also a ground floor retail showroom / office space of 72m<sup>2</sup>\* available for lease below. Both offer excellent signage exposure, great street appeal and affordable rent, making these spaces a smart choice.

- > 147m<sup>2</sup>\* (First Floor) Office / Two Bedroom Unit
- > Optional 72m<sup>2</sup>\* (Ground Floor) Space Also Available
- > Quality Street Appeal
- > A-Grade Fit-out
- > Excellent Signage Exposure
- > On-street and Rear Parking
- > Generous Leasing Incentives

For more information, to inspect or to make an offer contact Stuart Carr on [stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au) or 0408 066 517.

**PROPERTY DETAILS**

Floor Area 147m<sup>2</sup>\*

Part of Lot 1 on SP202672

**AGENT DETAILS****Stuart Carr**

P 07 4054 3888

M 0408 066 517

[stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au)

\*Approximately

*Disclaimer: In preparing this information Go Commercial (Cairns) has used its best efforts to ensure that the information contained is true and accurate, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.*



