



## NEW ASKING PRICE - For Sale - \$450,000 + GST -

Located in the heart of Wangara, this property situated on the upper floor offers incredible value for money! With its prime location, affordable pricing, and a wide range of amenities nearby, it is an ideal choice! Located on the top floor comprising of a total area of 424m<sup>2</sup>, some features include evaporative airconditioning, 4 x wc's, 2 x kitchenettes, plenty of parking available

Current outgoings - Water rates \$1910 p.a.

Shire rates - \$3011p.a.

Strata levies \$5400p.a.

Sinking Fund - \$2169 p.a. which expires December 2024

424 m<sup>2</sup>

<b>Price</b>	New asking price now! \$450,000 plus GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	29639
<b>Land Area</b>	424 m <sup>2</sup>
<b>Warehouse Area</b>	393 m <sup>2</sup>

### Agent Details

Jackie Skubevski - 0428 820 052

### Office Details

Xceed Real Estate - Commercial  
Leasing & Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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