

Under Contract



Unit 3, 210 Amelia St, Balcatta



## Professional space in the heart of Balcatta

### Consulting Space in the Heart of Balcatta

This modern, spacious commercial property is perfectly positioned in the heart of Balcatta, offering a prime opportunity for professional services to establish a presence in a thriving area.

Designed for functionality and comfort, the property features generous space for private offices, consultation rooms, and welcoming waiting areas. Whether you're a healthcare provider, specialist consultant, or professional practice, this versatile layout caters to a wide range of business needs.

#### Key Features:

Ideal for medical or consulting use

Flexible floor plan with multiple rooms

Excellent natural light and modern finishes

<b>Price</b>	\$625,000 + GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	32413
<b>Office Area</b>	97 m2

#### 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



Central and convenient Balcatta location

Lease Details:

Rent: \$33,950 per annum

Outgoings: \$10,975 per annum

Plus GST

Don't miss this outstanding opportunity to secure a high-quality commercial space in one of Balcatta's most sought-after precincts. Contact us today to arrange a private viewing and take the next step in growing your business.

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