



106 Parramatta Road, Stanmore NSW 2048

## MODERN TOP FLOOR STRATA OFFICE WITH UPSIDE

- 288sqm (approx) on title + an extra 273sqm of outdoor terrace area with potential to develop (Subject to relevant approvals)
- Modern CBD style building located on the doorstep of the CBD
- 7 security car spaces included
- Fully fitted out, alarmed, CAT 5 cabling - ready to occupy
- Loads of natural light & great CBD views
- Great for an investment or to owner occupy with the option to lease out part of the space to current tenant/owner
- Capitalise on the exposure
- Strata approved to rebrand and paint the front of the building.
- Priced to sell

Offices  
FOR SALE

288sqm

**Steffan Ippolito**

0403 347 111

steffan@oxfordagency.com.au