



## Shop 8, 251 Oxford Street, Bondi Junction NSW 2022

### PRIME RETAIL INVESTMENT OPPOSITE WESTFIELD SHOPPING CENTRE

Unique investment opportunity in the heart of Bondi Junction's retail precinct, and opposite Westfield Shopping Centre, on the corner of Oxford Street & Hollywood Avenue;

- + 62 sqm strata retail shop plus one (1) secure car space
- + Great exposure to Oxford Street and Hollywood Avenue
- + New 3 + 3 year lease to experienced Tobacconist, commenced June 2014
- + Current net income: \$60,985.24 pa + GST (approx)
- + Fixed 4% annual increases throughout lease
- + Ideal super-fund investment

Ideally located within the renowned 'Harley Place' building in the heart of Bondi Junction's retail & medical precinct, this shop is positioned among some of Bondi

Retail  
FOR SALE

62sqm

**David Canelas**

0405 395 619

david@krulis.com.au, a+2605\_\_1583\_\_241