



1-3/1 Pioneer Avenue, Tuggerah NSW 2259

BRILLIANT, BLUE CHIP INVESTMENT!

Key Features that will present as massive benefit for the astute investor include:

- Three separate strata title suites designed for use as one business property of (3) three separate suites, (can be sold or leased individually)
- Impressive, high level finish fit out with superior telecommunications and data facilities.
- Quantity of easy access parking at the door (22 spaces)
- Flexible B7 Business Park Zoning allowing for a multitude of uses
- Immediate access and excellent cafe in the complex (for clients and staff)
- Surrounded by a plethora of National and Multi-Nationals in the Tuggerah Business Park
- 90 Meter complex frontage (front unit in complex)
- Benefiting from over \$500 M of public infrastructure upgrades on the M1 Sydney & Newcastle Motorway and loc

Offices
FOR SALE

944sqm

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