



**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