



31-35 Smallwood Avenue, Homebush NSW 2140

## LEASED

Nestled amongst over 500 residential units being the only commercial space in the street.

Superb opportunity available for either an owner occupier or the astute investor.

- \* Total area of 47sqm approx plus large exclusive outdoor seating area
- \* Ample natural lighting
- \* Internal disabled toilet
- \* Split system air conditioning
- \* Suitable for a variety of users both office or retail (STCA). Great for a cafe or convenience store to cater for all the local residents
- \* Includes 2 security car spaces
- As new construction with high depreciation allowances
- \* Nearby to main arterial roads including Parramatta Road and M4 and close to ANZ stadium and Flemington Markets.

Retail  
FOR LEASE

47sqm

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