



**16 Heddon Road, Hamilton NSW 2303**

## Attention Owner Occupiers & Investors

Located close to Nineways Broadmeadow  
Ample on street parking - Strata Subdivision (STCA)

Owner lodging Strata Subdivision DA and will sell subject to approval.  
Early access under license agreement.

- \*165sqm vacant office
- \*Refurbished and partial fit-out
- \*3 onsite car spaces + common disabled
- \*Including data cable, board room, kitchenette and amenities
- \*High quality fit-out
- \*Strong depreciation allowances
- \*Sale price \$390,000 + GST

Offices  
FOR SALE

165sqm



**Guy Littler**

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