



### Rare opportunity in Dural

Presenting a rare opportunity in one of Dural's most prominent office buildings with district views, this exceptional office space (approximately 51m<sup>2</sup>) is situated on the first floor and represents an excellent opportunity for a business to establish themselves in the fast growing Hills District.

- ? Ducted Air Conditioning
- ? New Carpet and Freshly Painted
- ? Offering an open plan layout with far reaching views
- ? Good exposure to Old Northern Road
- ? One car space plus several visitor bays in secure block
- ? Shared facilities: Kitchenette and bathrooms

### Contact Agent

**Council Rates:** \$0/qtr (approx)

**Water Rates:** \$0/qtr (approx)

**Contact:** Stephen Giacomelli  
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**Type:** Offices

<https://www.guardianrealty.com.au>