

## 45-51 Novar Street, YARRALUMLA 2600

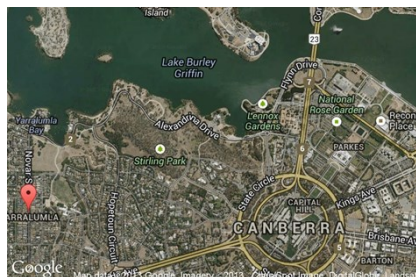
First Floor Office - Prime Location

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Net/Gross
Level 1 Unit 6	145	\$414	\$60,000	Gross

All figures are exclusive of GST.

### Location

Yarralumla is beautifully positioned within the parliamentary triangle and adjacent to Lake Burley Griffin in the heart of Canberra.



### Description

Prime location on the main corner of the Yarralumla Shopping Centre, this first floor office space offers a quirky flexible floor plan and comes with an existing fitout with prime signage. Only minutes to the city, this space is a rare offering in such a location!

Available now! Contact Barton Commercial Property for an inspection.

### Outgoings

Increases above a base year

### Car Parking

Street parking

### Contact:

**Patrick Barton**

**P**

**M 0459 690 788**

**E patrick@bartonproperty.net.au**