

# FOR SALE



## 8/15 Rosslyn Street, West Leederville

Office 32 sqm

Fully Partitioned

Undercover Carbay

Visitor Parking onsite

Vacant Possession

Excellent Natural Light

**Eric Rogers**

**m: 0412 228 555**

**e: [egr@metwaywa.com](mailto:egr@metwaywa.com)**

**9228 2255**

**[www.metwaywa.com](http://www.metwaywa.com)**

Licensed Estate Agents. Property Consultants. Auctioneers.

Real Estate and Business Agent Member of the Real Estate Institute of WA (Inc)  
Licensee: Cityfield Investments Pty Ltd (ACN 078 234 974) as Trustee for the Real Estate  
Trust - Trading as Metway Real Estate (ABN 93 918 167 259)

# 8/15 Rosslyn Street, West Leederville



## Location

Central location just off Railway Pde and directly opposite the West Leederville Train Station. Nearby are a range of cafes, restaurants, shops and bars all in close proximity. Adjoins the Coles West Leederville Shopping Centre (directly next door).

A prime location!

## Premises

First floor office with excellent natural light through the full height south facing window. Great ambiance!

Light and bright unit features a reception/waiting area and separate private office which feels substantially larger than its stated area.

A must to inspect!.

## Lease

Vacant Possession

## Asking Price

\$160,000

## Outgoings:

\$165 per week

Strata Fees

\$1,357 per quarter

Council Rates

\$1,900 pa

Water Rates

\$1,200 pa

## Parking

Single secure under cover basement bay.

**Eric Rogers**

**m: 0412 228 555**

**e: [egr@metwaywa.com](mailto:egr@metwaywa.com)**

**9228 2255**

**[www.metwaywa.com](http://www.metwaywa.com)**

**Disclaimer:** The particulars contained in this brochure do not form part of any contract. While care has been taken in this presentation, no representation or warranty is made by the vendor/s or the selling agents. No responsibility is accepted for the accuracy of any information in this brochure. All persons must make their enquiries and satisfy themselves in all respects. Privacy Policy: The agents are committed to protecting your privacy. If at any time you choose not to receive information from them or wish to amend your personal information please notify them directly.