



## 284 Bellerine Street SOUTH GEELONG VIC

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Commercial investments of this quality are rare on today's market. Superb quality commercial investment in tightly held South Geelong. Prominent corner location with onsite parking for 4 vehicles. Two solid leases returning \$38,489.24 PA plus GST and Outgoings. Recently constructed from the ground up, quality fit-out, reverse cycle A/C. Separately metered services, excellent amenities. Floor area 320m2 approx. Zoned Business 1. Terms 10% deposit, balance 60 days.

<b>Type</b>	: Offices
<b>Building Size</b>	: 320 sqm
<b>Land Size</b>	: 280 sqm
<b>View</b>	: <a href="https://www.maxwellcollins.com.au/sale/vic/geelong-district/south-geelong/commercial/offices/7454461">https://www.maxwellcollins.com.au/sale/vic/geelong-district/south-geelong/commercial/offices/7454461</a>