



## 3/36 Alison Road WYONG NSW

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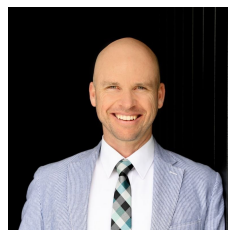
Invest or occupy this professional space in the heart of Wyong. The vendor is offering favorable terms for lease or sale to the right applicant or purchaser.

The commercial office space features a total strata area of 486sqm with 311sqm of ground level offices and amenities. Ideal for a wide variety of professional businesses and well-located in the thriving hub of central Wyong.

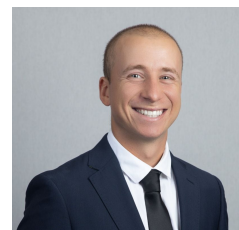
### Key Features:

- \* Ground floor area: 311sqm
- \* Car parking area: 175sqm (approx 25)
- \* Total area: 486sqm
- \* Located in Wyong's town centre, close to all services and transport hubs
- \* A rare opportunity in a prime location

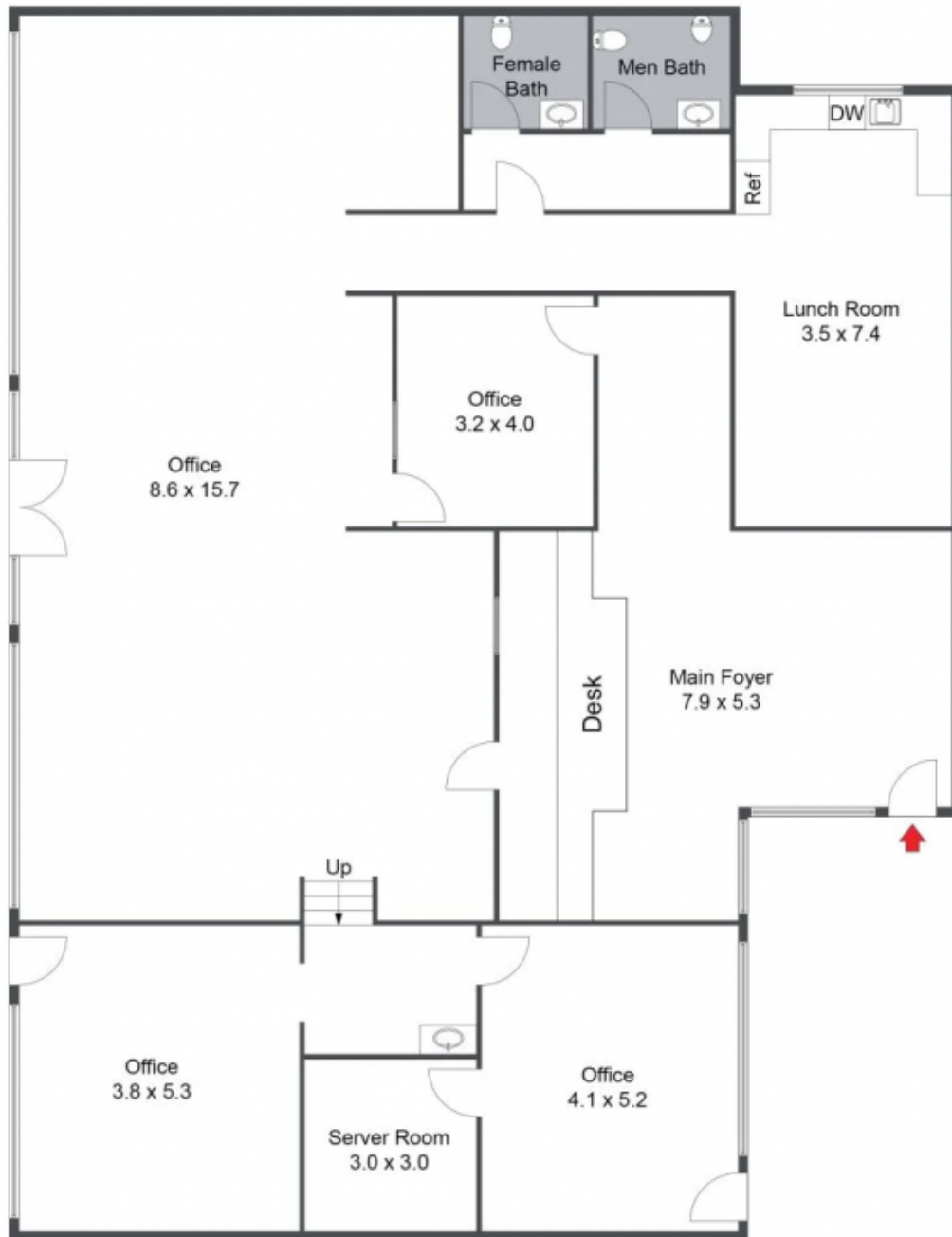
**Price** : \$1,100,000 or \$80,000 per annum  
**Building Size** : 486 sqm  
**Land Size** : 486 sqm  
**View** : <https://www.lawsonre.com.au/8163623>



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### Suite 3, 36 Alison Rd, Wyong NSW 2259

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Internal Office Area: 311sqm