



## 5/1 Simms Road, Hamilton Hill WA

### KEY INFORMATION

#### Address

5/1 Simms Road, Hamilton Hill WA

#### Price

PRICE REDUCED from \$590,000 +GST

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

85 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Fantastic modern shop/office/medical with ample parking.

Hamilton Hill is a suburb located in Perth, Western Australia. It is situated about 23 kilometers southwest of Perth's central business district and is part of the City of Cockburn local government area. Hamilton Hill is a coastal suburb and is known for its proximity to the Indian Ocean and beautiful beaches, including South Beach and Coogee Beach. The suburb offers a mix of residential areas, parks, and amenities. It is a diverse and growing community with a range of housing options, including single-family homes, apartments, and townhouses. Hamilton Hill is well-connected to surrounding areas by road, making it relatively easy to access the amenities and services in nearby suburbs and the city center.

The subject property offers:

- Great Street Front exposure
- Busy Retail Precinct
- Clean Shell
- Kitchenette
- Good natural lighting

Building Area: 85 sqm Approx.

Sale price: PRICE REDUCED from \$590,000 +GST

Outgoings: \$10,000 pa + GST

Available: Now

Contact Con or Gary to arrange an inspection...

### AGENT INFORMATION



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PRINCIPAL

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