



### 39 Railway Parade Hazelbrook NSW

- This secure, well maintained, double fronted, Character filled 2 storey professional space totals 157 sqm (approx.) sitting on 420 sqm of level land with rear lane access adjacent to Hazelbrook station with Highway exposure
- There are stunning timber polished floors with French doors, bay windows and three separate window displays these are just some of the features. This downstairs area is approx. 75 sqm
- The upper level which is approx. 70 sqm is open plan and has as new timber flooring. There is loads of natural light from the skylights, that open.
- The outside covered alfresco area on title at front entrance of shop is 17.5 sqm
- Includes large Kitchenette, toilet, and rear courtyard area with multiple parking spaces/ endless opportunities to utilise land.
- Would suit a variety of professional businesses

**Price** : \$45,000 Per Annum + Outgoings  
**Building Size** : 157 sqm  
**View** : <https://www.chapmanrealestate.com.au/ease/nsw/blue-mountains-surrounds/hazelbrook/commercial/offices/7929836>



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions and inaccuracies, and should not be used as a sole or accurate reference. Interested parties should make their own enquiries using independent sources.