



VERSATILE OPPORTUNITY IN BUSY NEIGHBOURHOOD CENTRE

FLEXIBLE SPACE

Superbly positioned opposite busy Stud Park Shopping Centre

A flexible 100m² ground floor space will be available now and is perfectly suited for office, retail, showroom or service retail including hair, nails and health and wellbeing. Located in a high-traffic area opposite Stud Park Shopping Centre, this tenancy offers excellent exposure and convenience.

Key features:

- 100m² tenancy
- Dual access for added staff convenience
- Abundance of on-grade parking customers and staff
- Pylon signage on Wellington/Fulham Road corner
- Convenient location with easy access from Wellington Road
- Neighbouring retailers include Supercheap Auto, Cellarbrations, Pack & Send, Rowville Central Clinic and more
- Additional upcoming opportunities of up to 1,000m², suitable for the above listed uses

Pellicano

STEPHEN BYRNE - 0407 211 377

CRABTREES
REAL ESTATE

LUKA MAROLT - 0418 364 064

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.