



## COLLECTIVE CITY FRINGE STRATA OFFERING

Offering to the market this incredibly positioned joint strata offering, in the heart of Sydney's premium education precinct Ultimo. 458-468 Wattle street is a recently upgraded commercial office asset, offering 5 upper floors of boutique office accommodation, and 2 floors of secure parking + onsite café. Each floors have direct lift access, plus rear & central fire stairs (Suitable for 9B/Education conversion) connecting with the rear lane and Wattle streetscape. All floors will be offered with vacant possession, ideal for both owner occupiers and/or investors.

### Building Features:

- Collective strata offering over three floors spanning 1,330 sqm + 7 secure car spaces (117 sqm)
- Full floor offerings all with secure lift & stair access
- Exclusive top floor penthouse balcony with Anzac Bridge views
- Quality existing fit-out & furnishings included on each floor
- Operable windows on two sides (East & West Facing)
- Central lift, and exclusive amenities on each floor
- Level 4 offers direct internal stair access from L3

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Offices
Area	1330m2

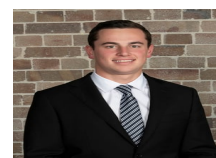


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