



3 & 4/1 Hardner Road Mount Waverley VIC

Crabtrees Real Estate are delighted to offer Suites 3 & 4/1 Hardner Road, Mount Waverley for Private Sale.

This terrific investment opportunity provides a modern ground floor office suite securely leased to Accountants Hansen & Wills Pty Ltd and is offered with a current return of \$104,545 pa + Outgoings + GST.

Located in a small boutique complex of only 4 suites, Suites 3 & 4 provide high quality accommodation in a blue chip suburban location with key features:

INVESTMENT HIGHLIGHTS:

- + 5 + 5 year lease from 1st May 2021
- + Current return of \$104,545 pa + Outgoings + GST
- + Tenant is established Accountants Hansen & Wills Pty

Price : \$1,890,000 + GST
Building Size : 350 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/offices/7200685>



Gavin Dumas
(03) 95678888



Darryl Lever
0423 044 805

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.