



1/77 Auburn Street Wollongong, NSW

### Immaculate CBD office space

Unparalleled in positioning whilst boasting an immaculate office fit-out this property is sure to impress an array of organisations. Located within a security modern building that occupies the whole ground level, coupled with a modern facade oozing curbside appeal, this is a must see.

- Modern fit-out with timber engineered floors, fresh paint throughout
- Complete reception area with telecommunication infrastructure in place
- Multiple office spaces plus large storage room
- Complete kitchenette and lunchroom
- Fully tiled bathroom facilities in near new condition
- Ducted A/C throughout, back-to-base alarm system, new LED down lights throughout
- Prominent signage opportunities, negotiable lease terms, two off-street car spaces



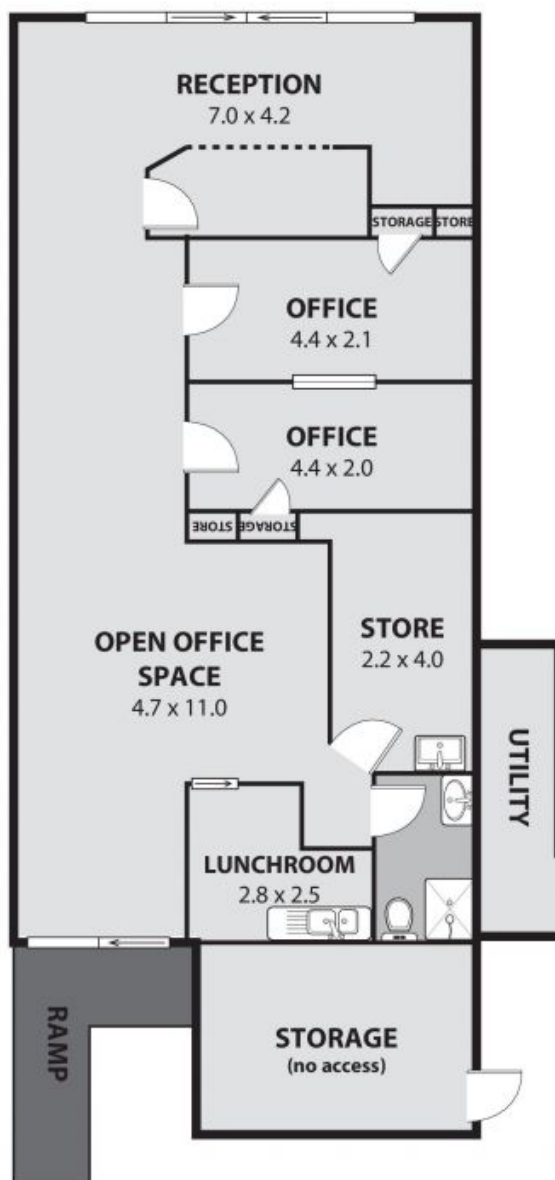
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**1/77 AUBURN ST  
WOLLONGONG**

Office	2
Bathrooms	1
Carspace	3

**Internal floorspace 118m<sup>2</sup>**

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