

# Raine&Horne.<sup>®</sup> Commercial

LUTWYCHE  
623A Lutwyche Road

160 sqm

4 

HIGH EXPOSURE CORNER - OFFICE / MEDICAL / RETAIL -  
IDEAL FOR OWNER OCCUPIER


AUCTION - 30 APRIL 2025

- 160sqm ground floor fully air-conditioned tenancy
- Modern versatile layout, mix of open plan & partitioned offices
- High profile Lutwyche Rd corner providing maximum exposure & signage
- Secure exclusive basement parking for (4) vehicles + visitor bays
- Access to rooftop conference facilities & BBQ area
- Full disability access via lift throughout all levels
- Major bus interchange & shopping centre within short walking distance
- Perfect for Owner Occupier wanting to purchase own premises

Property ID	L33238199
Property Type	Offices
Building / Floor Area	160
Car Spaces	4

## AGENT

Trent Bruce

 0423 591 528

 tbruce@rhcommercial.com

- Surplus to Vendor requirements with clear instructions to sell at or prior to Auction

For further information or to arrange an inspection, please contact EXCLUSIVE AGENTS Raine and Horne Commercial.

Auction In-Rooms Wednesday 30 April 2025 at 11am (unless sold prior) at Raine & Horne Commercial – 337 Gympie Road, Kedron.

Listing ID: 28662567