

# Raine&Horne.<sup>®</sup> Commercial

BELCONNEN  
6/114 Emu Bank

134 sqm

1 

## Impressive Lakefront Opportunity - Motivated Seller!

\$725,000

Unit 6 'The Boardwalk' presents an exceptional opportunity to secure a premium, unit-titled ground floor commercial premises with mezzanine, perfectly positioned in the vibrant Belconnen Town Centre. Enjoy uninterrupted northerly views across Lake Ginninderra, creating a stunning backdrop for both staff and clients.

Comprising approximately 134sqm in total (96sqm ground floor + 42sqm mezzanine), the property also includes one secure basement car park on title.


Beautifully fitted out with polished concrete flooring, exposed industrial-style ceilings, and floor-to-ceiling windows, the space offers an impressive open-plan layout with a dedicated boardroom, kitchen, and amenities. The expansive glazing opens directly to a shared deck overlooking the lake – an ideal setting for informal meetings or afternoon drinks.


Currently leased until 30 December 2025, the property provides short-term holding income, with the tenant indicating they will vacate at lease expiry and are open to selling existing furniture and IT equipment to the incoming owner.

Property ID	L23585510
Property Type	Offices
Building / Floor Area	134
Car Spaces	1

### AGENT

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Whether you're seeking a high-quality investment or a spectacular self-occupier premises, Unit 6 'The Boardwalk' offers a rare blend of design, location, and lifestyle.

For further details or to arrange an inspection, please contact the exclusive sales agents at Raine & Horne Commercial Canberra.