



**ROZELLE**  
Level 1/655-657 Darling Street

80 - 160 sqm

**Ideally Located, First Floor Office with Abundant Natural Light**  
Darling Street, Rozelle

**From \$42,000 per annum + GST Gross**

This exceptionally appointed first floor commercial premises offers convenience, functionality and abundant natural light in the heart of Darling Street, Rozelle. Well-suited to a range of operators and business professionals with flexible fit-out options available and immediate proximity to cafes, restaurants, public transport and an array of local amenities.

Featuring:

- > Internal office space from 80 sqm of up to 160sqm approx.
- > Generous 30m2 balcony facing Darling Street, perfect for breaks and informal meetings
- > Adaptable floor plan suitable for various business needs which can be reconfigured to suit
- > Multiple offices, collaborative work areas and meeting rooms, all boasting floor-to-ceiling glass partitioning and fantastic natural light

Property ID	L28925064
Property Type	Offices
Building / Floor Area	80 - 160

## AGENT

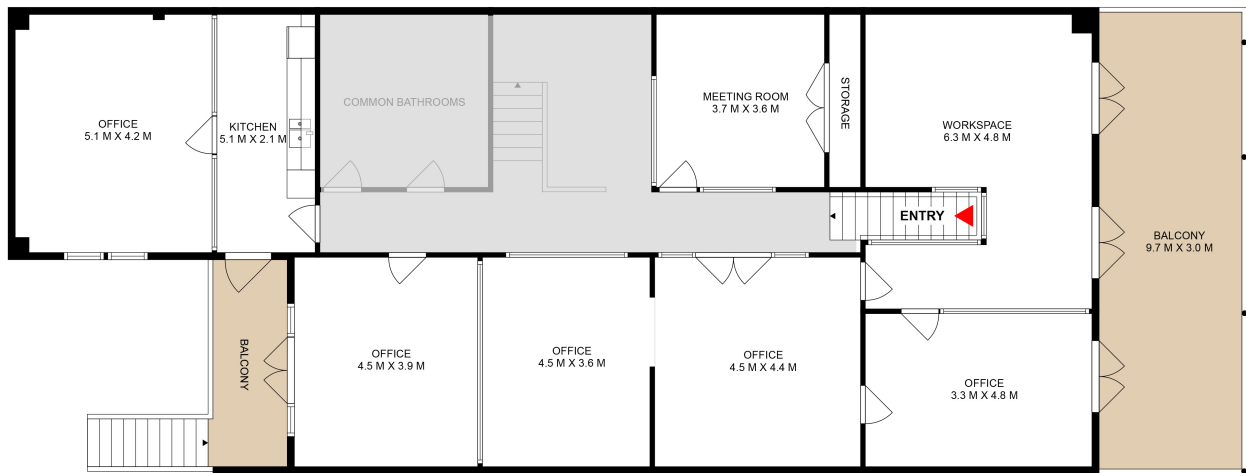
**Stewart McCabe**

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> Internal kitchenette and shared bathroom amenities

> Conveniently situated next to Australia Post, moments from Rozelle Public School, council car parking to the rear and public transport at your doorstep



APPROXIMATE INTERNAL SPACE 160m<sup>2</sup>

### Level 1, 655-657 Darling Street, Rozelle



**DISCLAIMER:** Floor plan measurements are approximate and are for illustration purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, it does not constitute part of any legal documents, and therefore no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**Raine & Horne**  
Commercial