

# For Lease

AREA m<sup>2</sup>: 140 RENT PA: \$27,500

**LAWSON**  
REAL ESTATE



## 17 CLEVELAND ROAD, ASHWOOD 3147

*SHOP/OFFICE PLUS 2 BR DWELLING*

### DESCRIPTION:

#### WORK LIFE BALANCE

- + Situated in Small Strip Shopping Area
- + Front shop of 50 sq.m
- + Dwelling of Two Bedrooms
- + Kitchen / Meals Area
- + Separate Bathroom and Laundry
- + Rear Access

Premises:	Shop
Building Area m <sup>2</sup> :	140
Divisible Area m <sup>2</sup> :	140
Rent:	\$27,500
Estimated Outgoings:	\$5,000
GST:	All prices are exclusive of GST
Car Spaces:	2
Council:	Monash City Council
Zoning:	C1Z Commercial 1 zone
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