**Elders Real Estate Wollongong**
353 Crown Street,
Wollongong NSW 2500

## 1/2 Balfour St, Fairy Meadow, NSW 2519

**Leased - $26,000**

Retail Shop












# Versatile Commercial Space in Prime Fairy Meadow Location

Elders Real Estate Wollongong is proud to present Shop 1, 2 Balfour Street, Fairy Meadow for lease.

Freshly presented and ready for occupation, this versatile commercial premises offers a spacious open-plan layout suitable for a variety of professional, retail or service-based businesses (STCA).

**Open for Inspection**

By Appointment.

Featuring excellent natural light, a wide street-facing shopfront and a practical internal layout, the property provides an ideal opportunity for businesses looking to establish themselves in a convenient Fairy Meadow location.

Property Features:

- Approx. 67m² internal area based on the provided 4.0m x 14.0m dimensions
- Spacious open-plan commercial area
- Fresh, modern presentation throughout
- Large street-facing window providing excellent natural light
- Kitchenette with sink, cabinetry
- Separate toilet and wash basin
- Split-system air conditioning
- Durable timber-look flooring throughout
- Private fenced rear courtyard

Conveniently positioned in the heart of Fairy Meadow, the property enjoys easy access to Fairy Meadow town centre, Princes Highway, local cafés, shops and public transport. Just minutes from Wollongong CBD, the University of Wollongong, Innovation Campus and Fairy Meadow Beach, with convenient access to surrounding northern suburbs and the M1 Motorway.

A great opportunity for a business seeking an affordable, well-presented commercial space in a convenient and established location.

**Listed By**



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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.