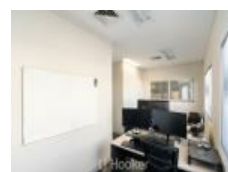


6/31 Dunn Bay Rd, Dunsborough, WA 6281

Under Contract

Office Suite



Prime Commercial Opportunity in the Heart of Dunsborough

Perfectly positioned along busy Dunn Bay Road, this well presented commercial office space offers exceptional exposure in one of the most tightly held precincts in town. With constant traffic flow, steady pedestrian movement and excellent visibility, this is a rare chance to secure a stake in Dunsborough's premier commercial strip.

Open for Inspection

By Appointment.

Comprising approximately 73 sqm, the property is fully leased to a reliable long term tenant, providing immediate income. The Dunsborough Town Centre zoning allows a broad range of permitted uses, ensuring strong future leasing demand and a wider pool of potential tenants. This reduces future vacancy risk and helps support healthy rental yields over time as the precinct continues to evolve.

Whether you hold it as a passive investment or secure it for future business needs, the flexibility of the zoning provides genuine long term potential.

Dunsborough's town centre continues to grow and opportunities in this location are seldom offered to the market. As demand for central commercial space increases, assets like this offer secure income today with attractive prospects for capital growth into the future.

What Makes This a Smart Buy

- ? Highly sought after 73 sqm commercial space
- ? Securely leased to a quality tenant
- ? Prime Dunn Bay Road exposure
- ? Flexible zoning with multiple future uses
- ? Rare opportunity in a tightly held precinct
- ? Set and forget investment with solid returns and growth potential

This is an ideal opportunity for investors seeking a low maintenance, income producing asset with genuine potential for value uplift in one of the South West's most dynamic coastal town centres.

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

Listed By

The Office
Phone: (08) 9791 6880



Listing Number: 3513727