**Armstrong-Smith Property Management Pty Ltd**
31 Newland Street,
Bondi Junction NSW 2022

## Shop 2/110-116 Bronte Rd, Bondi Junction, NSW 2022

**Sold - $820,000**

Office Suite









# Boutique Retail Opportunity In The Landmark New Bronte + Por

One of only two retail spaces in the landmark new Bronte + Porter, this ground-floor cafe/restaurant/office/medical space presents a unique opportunity in a gateway location. Designed by Bureau SRH and occupying a prominent corner position, Bronte + Porter's high exposure setting fronting Bronte Road's popular cafe and dining strip is ideal for the owner-occupier or investor looking to establish a flagship café/business opportunity in a prime location between Westfield and Charing Cross village. The 40sqm open concept space comes with newly approved high-spec plans for a modern style café/lounge. With a coveted location in the heart of Bronte Road's thriving beach village, this is an exceptional opportunity for the motivated entrepreneur seeking to establish their business in one of the east's premium locations.

**Open for Inspection**

By Appointment.

+ Prime position at the northern end of the Bronte Rd strip
+ High-visibility cafe/retail space. Building designed by Bureau SRH
+ Approved plans for a high-spec custom internal fit-out
+ Custom seating, extensive joinery and innovative lighting
+ Versatile uses, ideal cafe/lounge/medical/office space
+ Ducted air, extensive bi-fold windows
+ Ideal for the SMSF buyer or as a live/work/invest prospect
+ 400m walk to Westfield, 550m to Bondi Junction station
+ Celebrated dining/retail precinct in the heart of the east
+ A walkable neighbourhood with an established cafe culture

Century 21 Armstrong-Smith are real estate experts based in the heart of Bondi Junction in the Eastern Suburbs and are proud to present this fantastic property. We look forward to offering you world class customer service for the 21st Century.

DETAILS: Nicholas Armstrong-Smith 0419 273 703

**Listed By**
Nicholas Armstrong-Smith

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Listing Number: 3415120

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.