



1/8 Carson Street Reservoir, VIC

### Modern, Affordable & Well Positioned

Near new shop front with open plan trading space, stone kitchen with stainless steel appliances, office/staff-room (depending on your needs).

- + Affordable Rent
- + Set Amongst Local Shops
- + Quality Fittings & Fixtures
- + Engineered Timber Floors
- + Split System With Heating & Cooling
- + Flexible Floor Plan & Usage
- + A quick walk to Keon Park Train Station

Rental: \$14,078.57 pa, \$1173.21 pcm, \$270 pw (Plus GST & Outgoings)

To arrange an inspection contact Jason Lien 0403 888 547

**Council Rates:** \$107.00/month (approx)  
**Water Rates:** \$98.00/month (approx)  
**Strata Rates:** \$0.00 p/q



**Jason Lien**  
 0403 888 547  
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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

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LOVE & CO