



## 12 Cowcher Place, BELMONT 6104

*Modern Belmont Office/Warehouse Unit!*

**Premises:** Unit 13  
**Area m<sup>2</sup>:** 164  
**Price:** \$465,000

**Location:**

The Vision Commerce Centre is strategically situated within the popular Belmont Mixed Business precinct. This location is extremely desirable for commercial use due to its close proximity to the Perth CBD and the domestic & international airports.

**Description:**

- Prime Belmont Location
- Highly Functional Space
- Building Modifications and Improvements

This modern office / warehouse unit has been well maintained and comes with plenty of extras. The floor area totals 164sqm and more particularly comprises a 36sqm two level office and 128sqm of clear span high truss warehouse.

The unit features a high clearance electric roller door, racking & mezzanine extension. The property is self-contained with its own amenities including a kitchenette complete with a high quality Zip Tap. The unit comes with 1 dedicated car bay and also features a high quality security system.

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**Location**

Belmont Mixed Business Precinct



**Parking**

1 dedicated car bay



**Roller Door**

Automatic roller door



**Air Conditioning**