



## 123 Melville Parade, COMO 6152

*Boutique office in stress free location!*

<b>Premises:</b>	Suite 3
<b>Area m<sup>2</sup>:</b>	167
<b>Rent:</b>	\$250/m2 plus GST
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	\$20,450



### Parking

3 bays available plus ample streetside



### Boardroom



### Natural Light



### Air Conditioning

### Location:

123 Melville Parade, Como is conveniently nestled within the leafy suburb of Como opposite the Eric Street park. The area is highly accessible and does not suffer from the gridlock and stress associated with the typical CBD and West Perth locations. The Preston Street retail strip is just a short walk away.

### Description:

- Attractive park outlook
- Ample Street side parking
- Functional office layout

Suite 3 is a boutique office situated on the first floor enjoying a picturesque outlook across to the lush Eric Street Park. The internal layout is primarily open plan, maximising the natural light on offer. There are also several partitioned offices and a boardroom.

In addition to the lettable area is the use of clean and stylish common amenities. 3 dedicated car bays are available to lease, however there is also an abundance of nearby council parking available directly opposite the premises and along both Eric Street and Melville Parade.

### Contact:

**Bruce Porter**  
 T (08) 9470 9700  
 E bporter@portercommercial.com.au

**Cameron Porter**  
 0422 164 058  
 cporter@portercommercial.com.au