



**311 Abernethy Road Cloverdale WA**

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Realty Source is pleased to present to the market for sale this superb commercial office building in the ever popular suburb of Cloverdale on the Belmont border opposite Belmont forum.

311 Abernethy Road is made up of high quality office accommodation, meeting rooms, board rooms and open plan areas all designed around atriums so that the majority of the offices all receive the benefit of natural light. It is a located on a prime land holding of 1,678m2 and has 596m2 of net lettable area.

The property has 20 car bays plus further parking options nearby.

This quality fitout has created a fantastic work environment for a company requiring multiple offices, with great

**Price** : \$2,450,000 + GST  
**Building Size** : 596 sqm  
**Land Size** : 1678 sqm  
**View** : <https://www.realtysource.com.au/sale/wa/southern-suburbs/cloverdale/commercial/offices/7956034>



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### FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Area	Area
Atrium 1:	13.73 sq m
Atrium 2:	13.96 sq m
Ground Floor:	632.96 sq m
<b>Total:</b>	<b>660.65 sq m</b>

311 ABERNETHY ROAD, CLOVERDALE