



### 313 & 313A/14-16 Lexington Drive Bella Vista NSW

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An exceptional opportunity awaits investors and owner-occupiers alike with this meticulously designed commercial property, located in the highly desirable T1 Building. With dual tenancies on a single title, this offering presents unmatched flexibility and income potential.

#### Key Features:

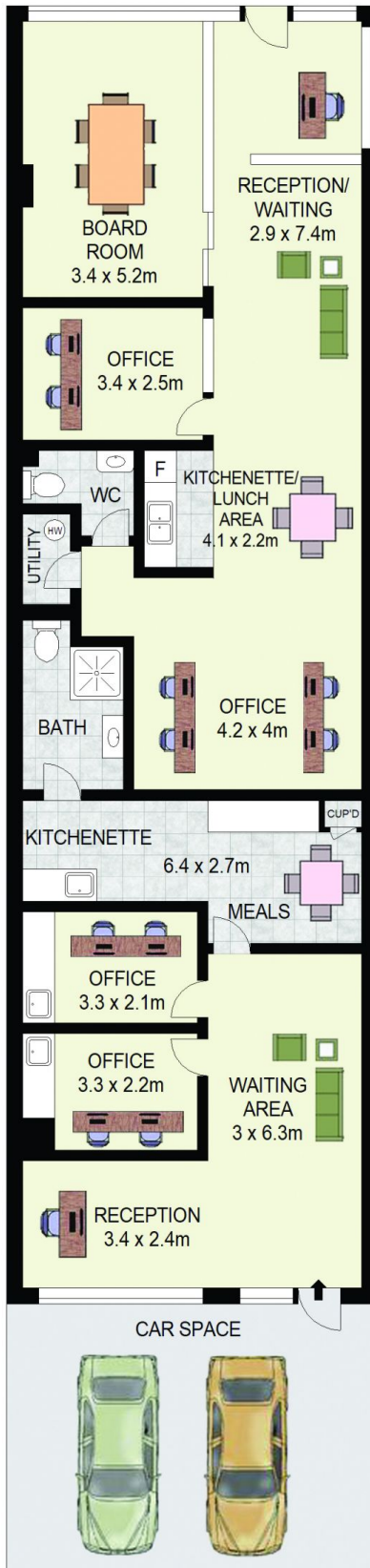
- ? Total Size: 144m2 approx, comprising of 63m2 in one tenancy and 81m2 approx in the other tenancy.
- ? On-Site Parking: 4 undercover allocated parking spaces. 1 parking space conveniently located at the doorstep of Suite 313.
- ? Superior Connectivity: Just minutes from the M2 and M7 motorways and a short walk from the Bella Vista Metro station, ensuring easy access for tenants and customers.

[For full version visit the website](https://www.agiuspropertygroup.com.au/sale/nsw/hills/bella-vista/commercial/offices/8166299)

**Type** : Offices  
**Price** : Contact Agent  
**Building Size** : 153 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/hills/bella-vista/commercial/offices/8166299>



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**Bella Vista**

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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by ShutterBooth Sydney.