



## 7 Barlyn Rd, Mount Waverley

### HIGH-PROFILE TAKEAWAY / RETAIL / OFFICE OPPORTUNITY

NSL Property Group is delighted to present 7 Barlyn Road, Mount Waverley, a prime freehold property now available for lease.

#### Prime Location with Endless Potential

This exceptional property is located in the heart of Mount Waverley, directly opposite the bustling Mount Waverley industrial area. Surrounded by a thriving residential community and a cluster of successful businesses and shops, this property offers unparalleled visibility and accessibility in one of Mount Waverley's most sought-after precincts.

#### Key Features:

- **Total Building Area:** 143 sqm\*
- **Total Land Area:** 213 sqm\*
- **Versatile Use:** Perfect for takeaway, retail, or office space
- **Live-Work Potential:** Ideal combination for business and residential living
- **Dual Rear Access:** Convenient for deliveries and operations
- **Onsite Secure Parking:** Ensures safety and convenience
- **Ample Street Parking:** Easy access for customers
- **Available Now:** Immediate occupancy

#### Why Choose 7 Barlyn Road?

This property offers a rare opportunity to establish or expand your business in a high-traffic, high-demand location. Whether you're looking to open a takeaway, retail store, or office, this space provides the flexibility and visibility to thrive.

#### Contact Us Today

Don't miss out on this exceptional opportunity! For more information or to discuss your

1 213 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	268
<b>Land Area</b>	213 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

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