

Sold

O'Brien Real Estate

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## 17B Overton Lea Bvd, Sydenham

### PROMINENT FREESTANDING SYDENHAM INVESTMENT WITH UPSIDE

NSL Property Group is pleased to present 17B/15-17 Overton Lea Boulevard Sydenham For Sale via an Expressions of Interest campaign closing Thursday 18th December 2025 at 3pm (unless sold prior).

This north west office/showroom sits within a premier commercial precinct and is ripe for further upside or the astute investor.

Positioned in an established and exclusive precinct of Sydenham close to the Melton Highway Interchange and Kings Road intersection, the property offers flexible Comprehensive Development Zoning.

Key Features include:

- Total Building Area: 354 sqm
- Total Land Area: 177 sqm
- Stand Alone Corporate Office/Showroom
- Over Two floors
- Securely Leased To Well Established Tenant, Obrien Real Estate
- New Lease With Current Passing Income \$81,000 pa Net
- 12 Car Spaces On Title (With 5 Undercover)
- Invest Today, Occupy Tomorrow
- Available Now

For further information on this asset or to discuss your Sydenham property requirements contact NSL Property Group:

Guy Naselli 0413 750 744

12 177 m2

Price	SOLD
Property Type	Commercial
Property ID	339
Land Area	177 m2
Office Area	354 m2

#### AGENT DETAILS

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

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744

