



### Shop 1/105 Bella Vista Drive Bella Vista NSW

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FOR SALE or LEASE | \$120,000 P.A Net + Outgoings + GST

Brand new ground floor retail shop with excellent street exposure within the heart of Bella Vista. This opportunity allows for food & beverage, medical, retail showroom or service operator.

A unique space flooded with natural light due to the floor to ceiling windows and a unique curve-shaped design make this property one of a kind in The Hills.

As part of the new boutique development, The Village Green, consisting of 23 units, 12 townhouses with 4 commercial/retail spaces available on the ground floor.

Featuring:

**Price** : Contact Agent  
**Building Size** : 174.9 sqm  
**View** : <https://www.theavenuerealestate.com.au/7931280>

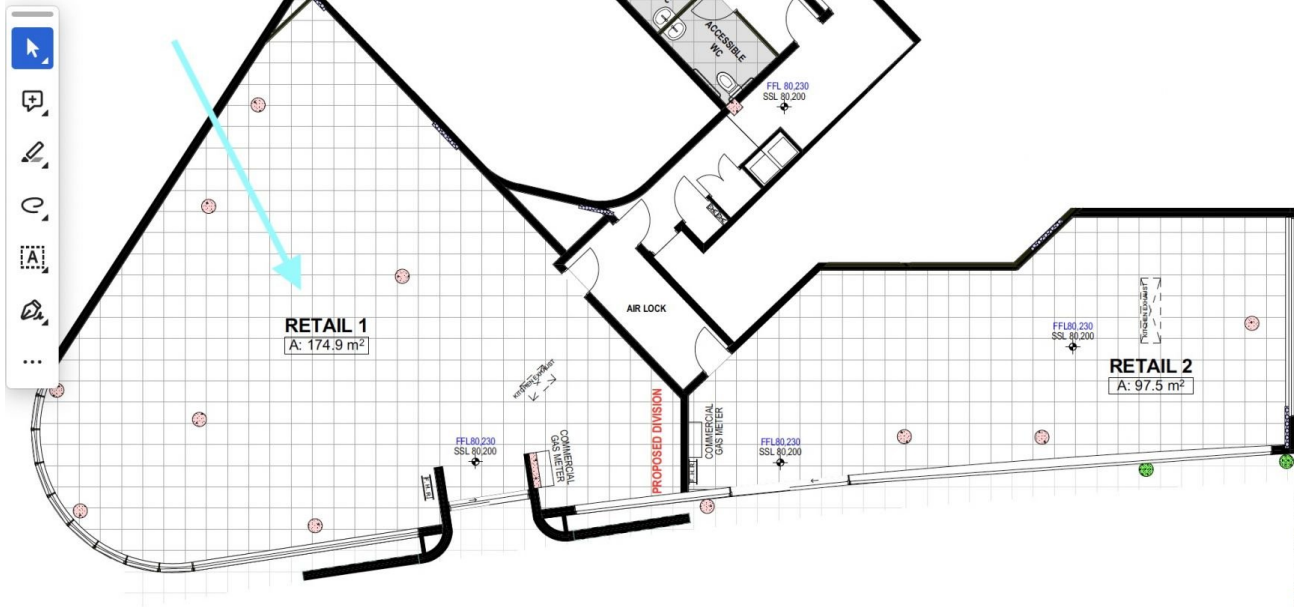


**Chris De Celis**  
**02 9634 3444**

<https://www.theavenuerealestate.com.au>

Real Estate Agents and Property Managers in Kellyville, Castle Hill, Bella Vista, Norwest, North Kellyville, Baulkham Hills

CAPPED TRADE WASTE AND DRAINAGE PIPES  
FOR TENANCY 1, 2 & 3 FUTURE CONNECTION.  
PROVIDE BY BASE BUILDING CONTRACTOR.  
GREASE ARRESTOR AND KITCHEN EXHAUST TO  
BE PROVIDED FOR TENANCY 1, 2 & 3



A. FOR CLIENT REVIEW 12/07/20  
For Circulation Date Not  
Project 105 Bella Vista Drive, Bella Vista  
MIXED USE MULTI RESIDENTIAL  
SYDNEY, NSW 2110 AUSTRALIA

**URBAN LINK**  
Project Address: PO BOX 2222 Bella Vista NSW 2115  
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Licence: 12/07/2020

**INDIVIDUAL PLANS**  
RETAIL 1 & 2  
Drawn By: [Signature] Checked By: [Signature] Approved By: [Signature]  
Scale: 1:50  
Drawing Number: 20-015  
Revision: CC001 A  
**CONSTRUCTION CERTIFICATE**