



## 1A/8 Bulwer Street, MAITLAND, NSW 2320

Freshly Refurbished Ground Floor Commercial Space in the Heart of Maitland CBD

Position your business for success with this freshly updated ground floor commercial tenancy in the heart of Maitland's thriving CBD. Offering excellent street exposure, modern finishes and a highly convenient location, Shop 1A presents an outstanding opportunity for professional services, retail or consulting businesses seeking an affordable, move-in-ready space.

Recently refreshed with fresh paint and brand new carpet throughout, the tenancy provides a welcoming environment for staff and clients alike. A large street-facing display window enhances visibility and natural light, while split system air conditioning ensures year-round comfort. The updated kitchenette provides a practical space for tea and coffee facilities, adding convenience for your team.

Located within the bustling Maitland CBD, you'll enjoy easy access to shopping, caf  s, restaurants, professional services and the area's vibrant calendar of community events. With ample free public parking nearby, clients and staff can visit with ease.

### Property Features

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Lease  
**INTERNET ID:** 124P2703

### RENTAL DETAILS

**Rent / Lease:**  
**\$14,000 pa**

### CONTACT DETAILS

**Elders Advantage Group**  
2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Troy White**  
0432 717 354

Freshly painted with new carpets throughout

Ground floor position with excellent street frontage

Large street-facing display window

Split system air conditioning

Updated kitchenette with tea and coffee facilities

Plenty of free public parking nearby

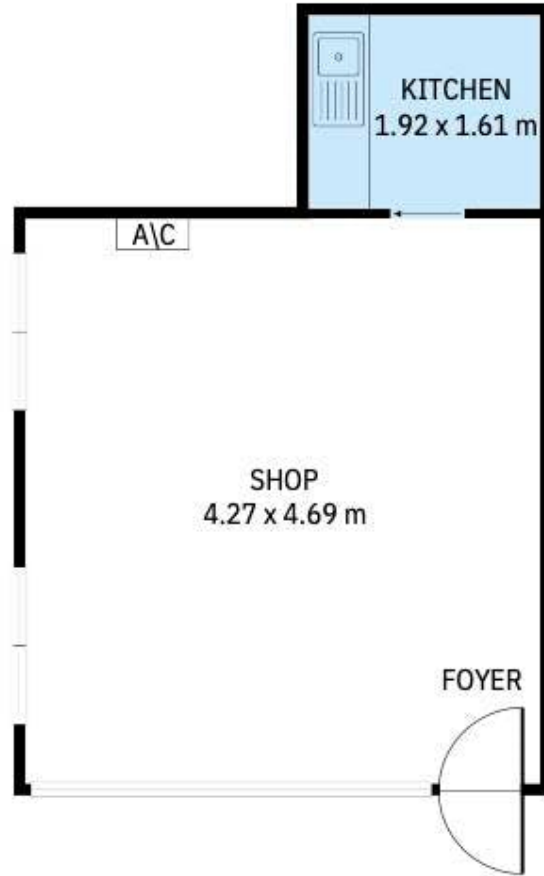
Prime Maitland CBD location close to shops, caf  s, restaurants and local services

Convenient access to public transport and major road networks

Whether you're establishing a new business, relocating or expanding, this well-presented commercial space offers an excellent combination of location, presentation and convenience.

- Available Now
- Commercial Type:
- Building Area: 23.00 square metres





Shop 1A/8 Bulwer St, Maitland

TOTAL APPROX. FLOOR AREA 23 SQ.M  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

