



## 55 Stanley Avenue MOUNT WAVERLEY VIC

Located in the heart of prestigious Mount Waverley just off Ferntree Gully Road and only 2.5km approx. from the Monash Freeway is this well-presented freestanding office. Lease or own it - the choice is yours!

### Property Features:

- + Ducted heating and cooling
- + Excellent natural light throughout
- + Rear access with 2 car spaces + ample street parking
- + Internal kitchen and toilet amenities
- + Equipped with alarm system, phone system, and data points

**Price** : \$400,000 / \$23,000  
**Building Size** : 132 sqm  
**Land Size** : 190 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/offices/5861277>