



230 Conadilly St, Gunnedah



Prime CBD Corner Location – A Rare Opportunity!

For Lease: 230 Conadilly Street, Gunnedah

Positioned on the corner at the traffic lights in the centre of Gunnedah's bustling CBD, this exceptional commercial property offers a prime location for any business. With dual frontage, this space ensures maximum visibility to both passing traffic and pedestrians, making it an ideal setting for a thriving business.

Previously home to ANZ Bank, the property boasts a secure teller area, providing a solid foundation for businesses requiring safety and security, while also offering a large open-plan space for flexible use. The ground floor includes four separate offices, allowing for a variety of business operations or configurations. Upstairs, the space is equally

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Price \$3,300 inclusive per month

Property Type Commercial

Property ID 1316

Office Area 280 m2

Agent Details

Janelle West – 0427 806 357

Office Details

Gunnedah
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impressive, featuring desks for six people, a small kitchenette, and men's and women's amenities, each with two toilets and two basins – perfect for a growing team. The entire building is cooled by ducted evaporative air conditioning, ensuring comfort for employees and clients.



In addition to its prime location and ample space, the property includes rear access to a two-vehicle carpark, which is secured by a code-enabled door for added convenience and peace of mind.

Currently offered for lease at \$3,000 + GST per month, plus outgoings, this property presents a fantastic opportunity to invest in your business and take advantage of one of Gunnedah's most highly visible commercial locations. With its combination of secure facilities, ample office space, and exceptional exposure, this property is truly a rare find.

Don't miss out on this incredible leasing opportunity. To arrange a private inspection, please contact Janelle on 0427 806 357 today!

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