



The two-level building . . . suitable for the professions or creative businesses

Aqua offering wears \$1.25 million tag

by Travis Lye
business property editor

THE only standalone building in the Aqua retail and office precinct at Labrador has attracted the eye of owner-occupiers.

The two-level building is on the market wearing a \$1.25 million price tag.

It sits within the Niccon-developed \$110 million 20-level Aqua tower precinct, which has more than 1500sqm of retail and alfresco dining across 18 ground-level tenancies.

The holding is being divested by property developer Harsalex Administration, linked to George Nowak, who operates Charterhill Group from the building.

The company bought the property last year at a cost of \$1.05 million from Jennifer Poppleton and Chris Wells.

The 174sqm office building, at 4 Imperial Parade, is just metres from the Broadwater, affords views across the waterway and has balconies and a courtyard.

The property comes with parking for vehicles in the Aqua basement, as well as two spaces next to the building.

Marketing agent Kym Thrift, of Bayliss & Samra Commercial Realtors, said the strata-title holding had attracted owner-occupiers and would suit accountants, solicitors, design firm or an advertising agency.

Miss Thrift said the property would rent for around \$55,000 a

year, plus GST, 'very competitive for a building of this standard'.

She said the office building "provides a professional image in a unique location".

"The property represents a rare opportunity to be a part of the Aqua precinct," said Miss Thrift.

"The location provides an ambience like no other, yet is close to the Runaway Bay Shopping Centre and Australia Fair - not to mention the shops fronting Marine Parade, which include cafes, restaurants, beauty services and much more."

The 20-level Aqua building has 105 apartments and sits on a 6200sqm site at the corner of Imperial and Marine parades.

The retail precinct, on Marine Parade, overlooks the Broadwater.