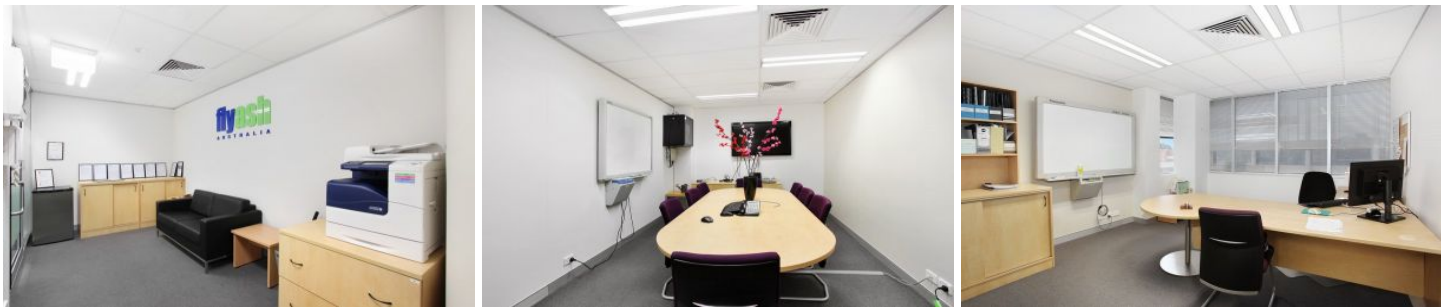


# GUNNING



## 302/13a Montgomery Street Kogarah NSW

This excellently presented office/medical suite comes complete with a reception/waiting area, boardroom and 4 consulting/partitioned offices.

This suite is situated in 13A Montgomery Street which is without doubt one of the highest quality mixed use projects completed in Sydneys South. The building is centrally located just 14km South of Sydney CBD, with Kogarah Train Station situated only a moments walk and is prominently placed to capture passing office workers and locals.

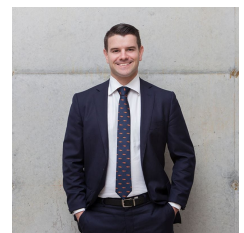
### KEY FEATURES:

- 92sqm internally
- Two (2) secure allocated cars spaces
- Great natural light
- Individually controlled ducted air conditioning

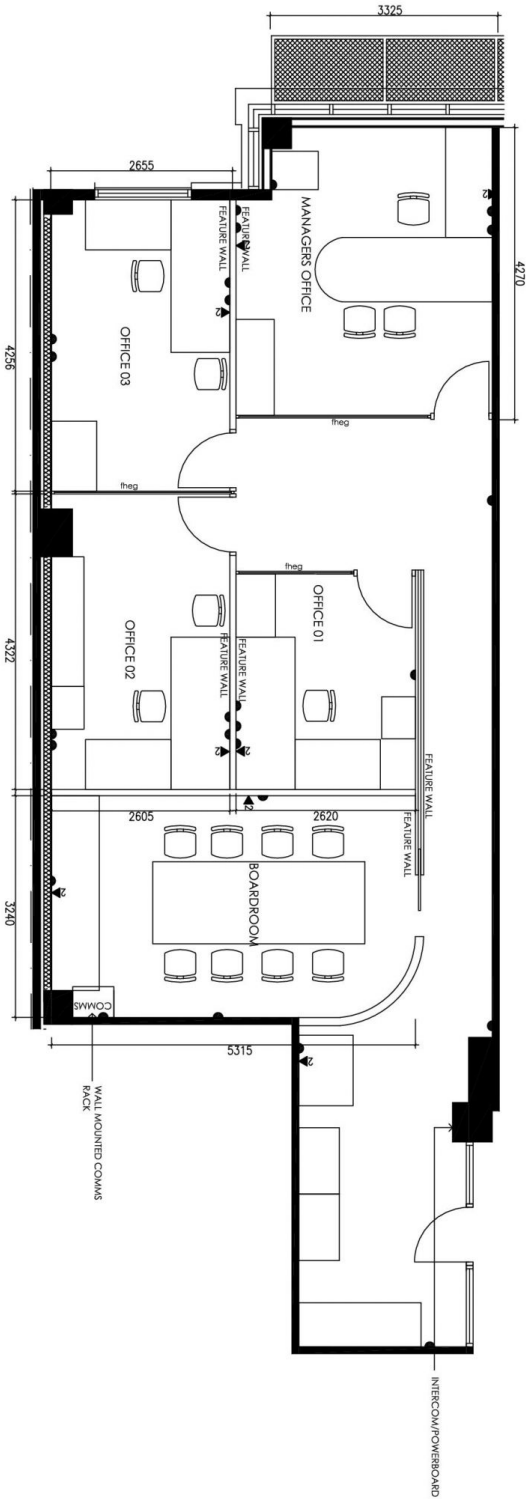
**Building Size** : 92 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/kogarah/commercial/offices/5731000>



**James McKenny**  
**(02) 9310 9208**

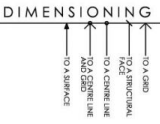


**William Gunning**  
**(02) 9310 9207**



# SCHEMATIC PLAN

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**AMENDMENT**

ISSUE	DATE
A	30.05.11
B	31.05.11
C	22.06.11
D	22.06.11
E	24.06.11
F	24.06.11
G	04.07.11

**PROJECT ADDRESS**

DATE:	04TH JULY 11
DRAWN BY:	1507 MAN
CHECKED:	0293 2910 G
JOB NO.:	0293
DRAWING NO.:	SD 2910 G

**PROJECT ADDRESS**  
 SUITE 302, 13A MONTGOMERY STREET  
 KOGARAH, NSW 2000  
 FLYASH



# FLYASH

SPACE ARCHITECTURE PTY LTD LEVEL 1/22 BRIDGE ROAD QUEBEN NSW 2037  
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 MERYL PEARSE principal