



3/174 Galleon Way, Currumbin Waters

Light Filled First Floor Office with Balcony in Prime Community Hub

Positioned in a tightly held and well-established commercial pocket, this light-filled first floor office offers a rare opportunity to secure quality space within a thriving local hub.

Spanning approximately 243sqm, the tenancy has been thoughtfully configured to suit a range of professional, medical or allied health users. The layout includes four private offices, a welcoming reception area, and a generous open-plan workspace, providing flexibility for growing teams or established operators.

Natural light flows throughout the space, complemented by full air-conditioning to ensure a comfortable working environment year-round. A standout feature is the large private balcony, offering an ideal breakout space for staff or informal meetings.

The building itself is anchored by strong, long-standing tenants, including a busy medical centre and a highly regarded café that generates consistent daily foot traffic. This creates a vibrant and convenient environment for both staff and clients.

FOR LEASE

Offers to Lease

BUILDING AREA

243sqm

AGENTS

Jemima Bennett

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Beau Cater

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AGENCY

Southern Gold Coast

(07) 5576 5500

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Located just moments from The Pines Shopping Centre and surrounded by a well-connected residential catchment, the property benefits from an excellent community position with easy access and strong local exposure.

Opportunities of this size, presentation and positioning are rarely available in the area. This is a space that simply works - functional, inviting and ready for immediate occupation.

For further information or to arrange an inspection, please contact Tara Imlach 0452 418 343, Beau Cater 0434 863 373 or Jemima Bennett 0415 131 494.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property Type	Offices Medical/Consulting
Building Area	243 m2
Parking	1

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