



UNDER CONTRACT

Located just off Yorktown Road on a corner allotment of grand proportions, some 2074sqm, this existing use Medical Centre presents a fantastic opportunity for practitioners looking to relocate, expand or even begin a new path as an owner occupier. Dual frontage of 53 metres to Gould Road & 38 metres to Butterfield Road allows for great accessibility and ample car parking.

The total building area is 327sqm and made up of 10 private consulting rooms, reception area, large foyer waiting area, 4 storage rooms, male and female amenities, and central atrium. Fantastic security which includes a monitored alarm system, security cameras, barred windows, and additional security gates to the front Portico entry as well as the rear carport entry points.

Zoned as General Neighborhood with a registered Land Use as Medical Centre. The property is surrounded by medium to high-density homes and complimentary commercial uses like specialized clinics, pharmacies, Parks Shopping Centre, child-care centres and community centres.

It is freshly painted in brilliant white, data/ server ready and comes with an option to purchase the furniture/ equipment, it couldn't be more ready to

24 2,074 m2

Price	SOLD
Property Type	Commercial
Property ID	2263
Land Area	2,074 m2
Office Area	327 m2

Agent Details

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Office Details

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Features to note include:

- Land Area: 2074sqm
- Building Area: 327sqm
- 10 consulting rooms all fitted with a basin and have access to an external window
- Corner Allotment with dual frontage/ access
- Private occupier carport access via the electric gates from Butterfield Road
- Patron's access the large car parking area from Gould Road
- Zoned: General Neighborhood
- Registered Land Use: Commercial- Professional Services- Physicians and Surgeons
- Commercial medical grade vinyl flooring through-out
- Sold as Vacant Possession (GST Applicable).

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