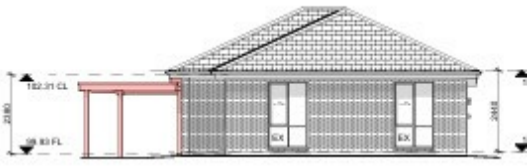
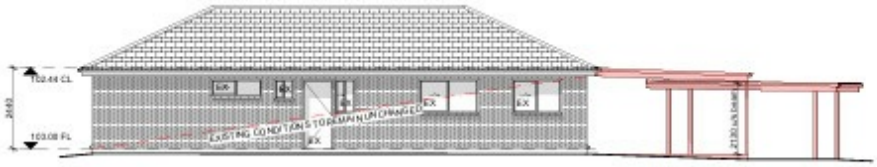
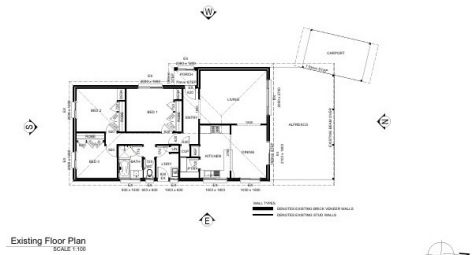
117 ALBERT ROAD, WARRAGUL, VIC, 3820

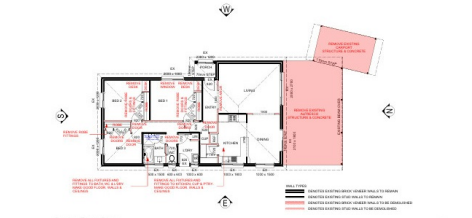


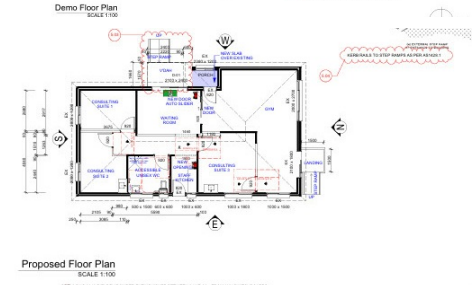












SOLD

MEDICAL CENTRE READY TO BE COMPLETED

Introducing a unique opportunity for healthcare investment: This expansive property comes with the potential for a fully operational medical centre, complete with an active planning permit to get you started without delay.

Key Features:
- Planning Permit: Already approved for a medical centre, minimizing the risk and uncertainty often associated with new developments.
- Comprehensive Building Plans: All necessary structures and layouts have been meticulously designed and are available for your review.
- Parking Plans: Ample parking to accommodate patients and staff, ensuring convenience and accessibility.
- LPOD Plan: The property includes a Legal Point of Discharge/Drainage Plan for the development.
- Feature and Level Survey: Detailed surveys have been conducted to assist in your planning, ensuring that the site is suited for your intended use.
- Landscaping Plan: Enhance the property's appeal with an approved landscaping plan that complements the medical centre environment.
- Operational Approval: The facility is approved for use by up to 3 clinicians, operating 6 days a week, providing flexibility in your practice arrangement.

Flexible Options: Should you wish to make any amendments to the planning permit and approved plans, purchasers can seek Council approval to alter these to meet your specific needs.

Don't miss out on this exceptional opportunity to invest in a thriving sector with solid foundations already in place. Contact us today to arrange a viewing or for more information.

3 BED | 1 BATH | 1 CAR

PRICE:
$605,000

OPEN FOR INSPECTION:
N/A



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