



FOR SALE

PRICE REDUCED - PRIME CLAYTON OFFICE HUB!

This is a REAL BARGAIN that savvy investors and owner-occupiers cannot afford to miss! Step into a world of commercial opportunity with this strategically positioned office space at 1/756 Blackburn Road, Clayton, offering exceptional value at just 139 sqm approx. This well-appointed commercial suite represents outstanding value in one of Melbourne's most dynamic growth corridors, delivering far more than you'd expect for your investment. With excellent access and professional amenities, this tenancy presents a REAL BARGAIN opportunity for businesses seeking a prestigious address in Victoria's leading science and technology hub at an unbeatable price point.

The property features thoughtfully designed office accommodation across 139 square metres of floor space, complemented by a convenient bathroom facility – representing exceptional square metre value in this prime precinct. Five dedicated carport spaces ensure excellent parking provision for staff and clients, addressing one of the most crucial considerations for any commercial tenancy while delivering outstanding value that's rare to find. The professional fit-out provides a solid foundation for businesses to establish their operations immediately, making this REAL BARGAIN even more attractive.

This REAL BARGAIN offers incredible location advantages in this thriving precinct:

- Potential Lease return \$48,000 p.a. PLUS Outgoings – exceptional rental yield potential
- Suitable for a range of businesses including specialist medical facility center (S.T.C.A)
- Corner block with huge exposure and plenty of sun light and direct access – premium positioning at bargain pricing
- Potential flexible terms and conditions
- Direct access to Clayton's main commercial strip at unbeatable value
- Proximity to Monash University, new Monash Heart Hospital and associated research institutions
- Surrounded by established businesses and professional services
- Easy access to major arterials connecting to Melbourne's CBD

Clayton's diverse and educated population creates a unique business environment that smart buyers recognize as a REAL BARGAIN opportunity. With over 40% of residents holding

0 BED | 1 BATH | 5 CAR

PRICE:
BUY \$620,000

OPEN FOR INSPECTION:
N/A



Yasantha De Silva
0432805336

yanantha@havenhillrealestate.com.au
havenhillrealestate.com.au



1/756 Blackburn Road, Clayton

Disclaimer: This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their investigations. The design, colour scheme, and content of this floorplan are the exclusive intellectual property of Real Pixel. Any unauthorised use, reproduction, modification, or distribution, in whole or in part, is strictly prohibited. Produced by www.realpixelphotography.com.au ©

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.