



# FOR SALE

## FOR SALE: PREMIUM TURNKEY OFFICE / MEDICAL SUITE.

Buy Or Lease !

Selling as Vacant Possession !

Potential Rental Income : \$28,000 - \$30,000 Plus GST +Outgoings

High-End Office Adjoining Wheelers Hill Shopping Centre.

An outstanding opportunity to secure a premium office or medical suite in a highly sought-after commercial precinct. Suite 201 offers immediate functionality with a modern, architect-designed fit-out valued at approximately \$100,000, featuring high-quality finishes, clever spatial planning, and a professional ambience suitable for medical, allied health, or corporate use.

### Key Features

- Total area: 79 m<sup>2</sup> (approx)
- Two private offices, reception/waiting area, lunchroom, and open-plan desk space
- Dual reception desk and ample built-in storage
- Fully air-conditioned with electric blinds throughout
- Excellent natural light and elevated views
- Bar fridge, ceiling Bluetooth speaker system, monitor advertising display, and instant hot water Billi Tap Unit
- High-specification fit-out (approx. \$100,000)
- Two secure car spaces on title (one undercover)
- Many businesses located within the building, offering excellent networking opportunities

### Location & Connectivity

Immediate access to the Monash Freeway (M1) and close proximity to Springvale Road, Wellington Road, and Ferntree Gully Road

Convenient links to EastLink (M3) for seamless travel across Melbourne's south-east

Public transport easily accessible with multiple bus routes along Jells Road and Springvale Road

### Lifestyle & Amenity

Adjoins Wheelers Hill Shopping Centre offering cafés, Woolworths, eateries, and specialty retailers

High daily foot traffic and ample on-site customer parking

Exceptional convenience for both staff and clients

0 BED | 0 BATH | 2 CAR

### PRICE:

Price Range \$499K- \$548K

### OPEN FOR INSPECTION:

N/A



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