



153 Jukes Road Fawkner, VIC

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### Blue Chip Investment

Discover the perfect space for your practice in this four-room clinic situated on the fringe of a local growth zone and only moments away from the busy Bonwick St shops and Gowrie train station. The practice has a permit for operation of a Medical Centre and the property offers ample space and features a functioning kitchen and reception area. Filled throughout with natural light, this clinic is equipped to support your practice and is conveniently located which will invite a steady flow of foot traffic to your door.

Other features include a reception desk, new carpets and paint, ducted heating, ducted cooling, large concreted rear car parking on a block size of 575m2 approx. Zoned as GRZ1. Currently leased at \$30,000 p.a plus Gst and Outgoings.

Due diligence checklist - for home and residential property buyers  
<http://www.consumer.vic.gov.au/duediligencechecklist>

**Price:** SOLD - \$905,000



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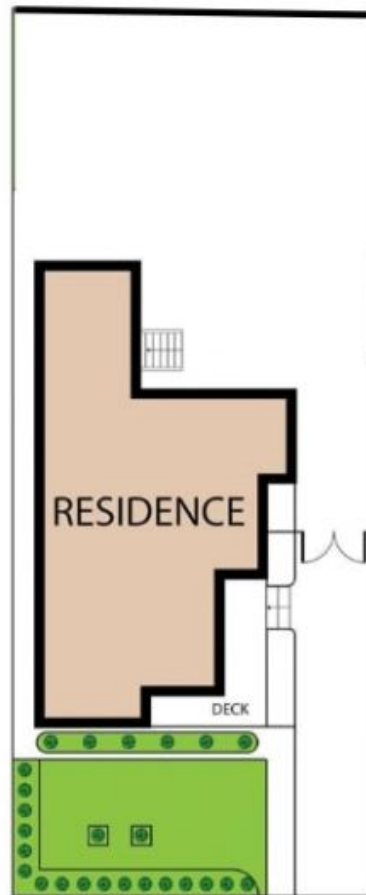


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153 Jukes Road, Fawkner VIC, Australia, 3060

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**LOVE & CO**

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