



Uraidla Medical Centre, Plus Residence

FOR SALE by Expression of Interest closing Wednesday 23rd March 2022 at 4pm

1163 Greenhill Road, Uraidla

- A) Medical Premises includes foyer plus 9 rooms & amenities
- B) Residence (separate stand-alone building) 4 rooms & amenities

- Unique offering, in popular Hill's town Uraidla
- Enjoys wide spread support in Adelaide Hills area
- Only 20 minutes from Adelaide suburbs
- Excellent parking facilities & access
- Whole of land – C/T 5080/856
- Medical Premises Building Area A: 215 sqm *
- Residence Building Area B: 77 sqm*
- Inspection strictly by appointment

Further Details: **John De Conno 0412 60 90 80**
jdeconno@optusnet.com.au



RLA 288199 * approx



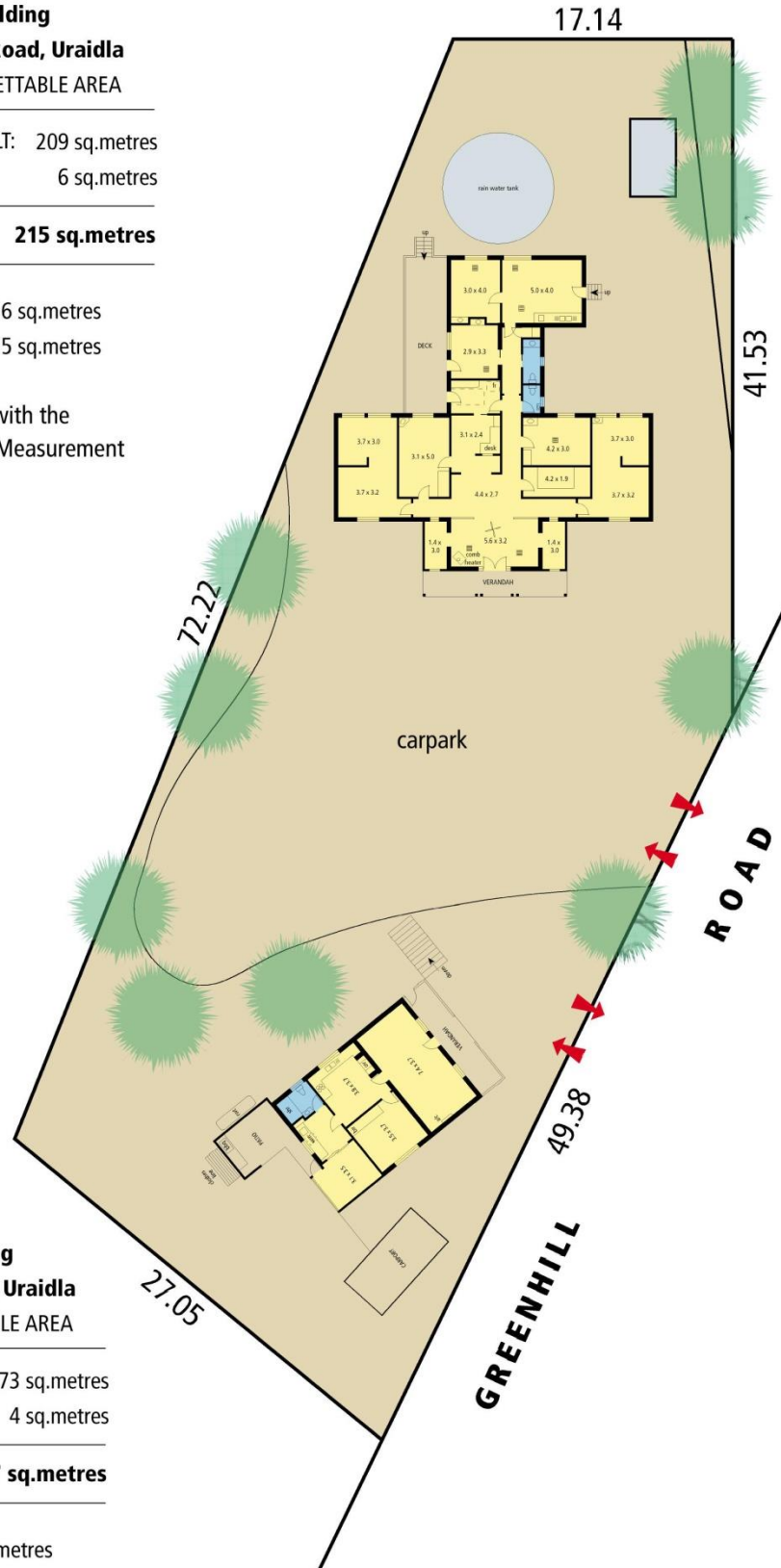
Main Building
1163 Greenhill Road, Uraidla
 ESTIMATED NET LETTABLE AREA

OFFICE / CONSULT:	209 sq.metres
AMENITIES:	6 sq.metres

TOTAL NET LA: 215 sq.metres

DECK:	26 sq.metres
VERANDAH:	15 sq.metres

Complies with the
 PCA Method of Measurement



Second Building
1163 Greenhill Road, Uraidla
 ESTIMATED NET LETTABLE AREA

MAIN BUILDING:	73 sq.metres
AMENITIES:	4 sq.metres

TOTAL NET LA: 77 sq.metres

CARPORT:	17 sq.metres
VERANDAH:	14 sq.metres
PATIO:	15 sq.metres

MAIN BUILDING A – MEDICAL PRACTICE

Main Building
1163 Greenhill Road, Uraidla
 ESTIMATED NET LETTABLE AREA

	OFFICE / CONSULT: 209 sq.metres
	AMENITIES: 6 sq.metres

TOTAL NET LA: 215 sq.metres

DECK: 26 sq.metres
 VERANDAH: 15 sq.metres



Complies with the
 PCA Method of Measurement



SECOND BUILDING B- RESIDENCE

Second Building
1163 Greenhill Road, Uraidla
 ESTIMATED NET LETTABLE AREA

Complies with the
 PCA Method of Measurement

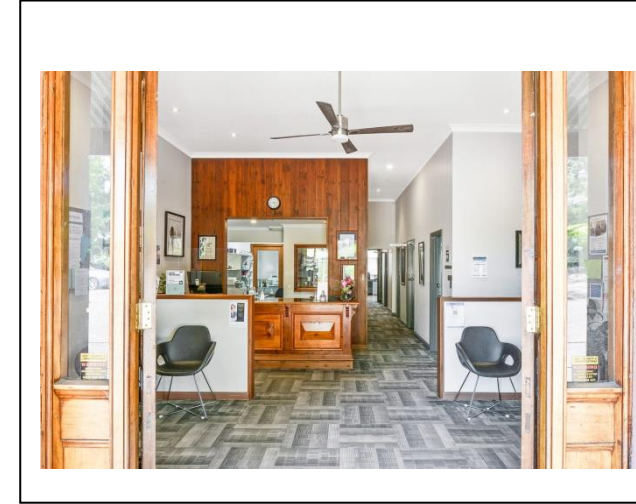
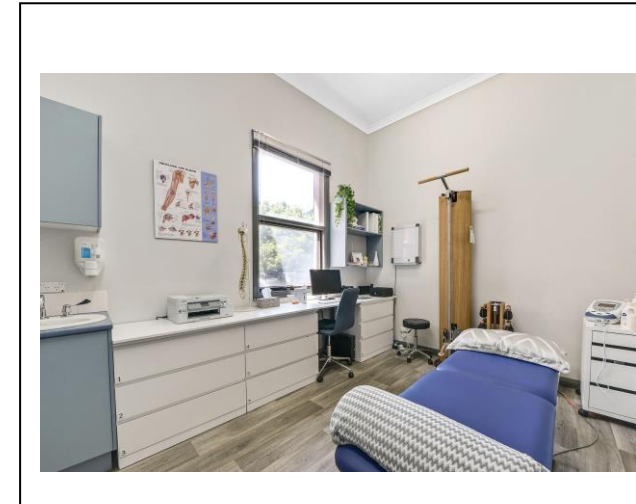
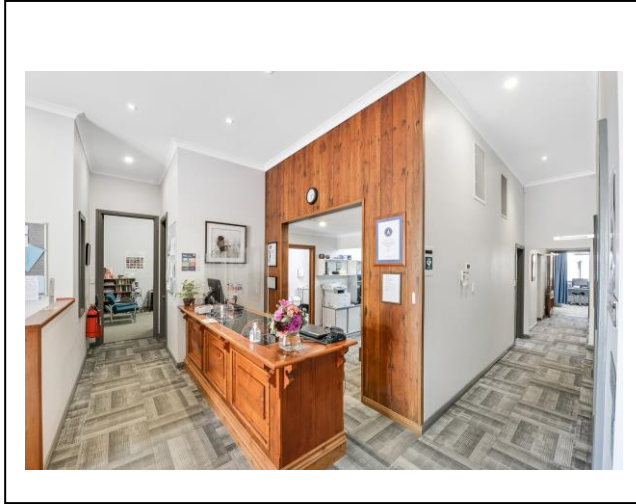
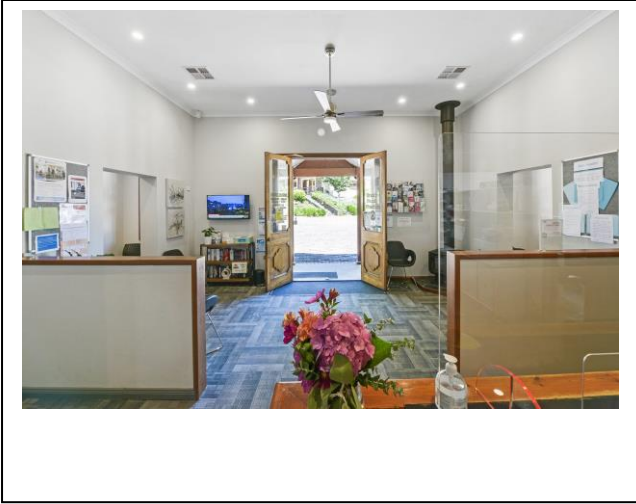
■	MAIN BUILDING:	73 sq.metres
■	AMENITIES:	4 sq.metres
TOTAL NET LA:		77 sq.metres



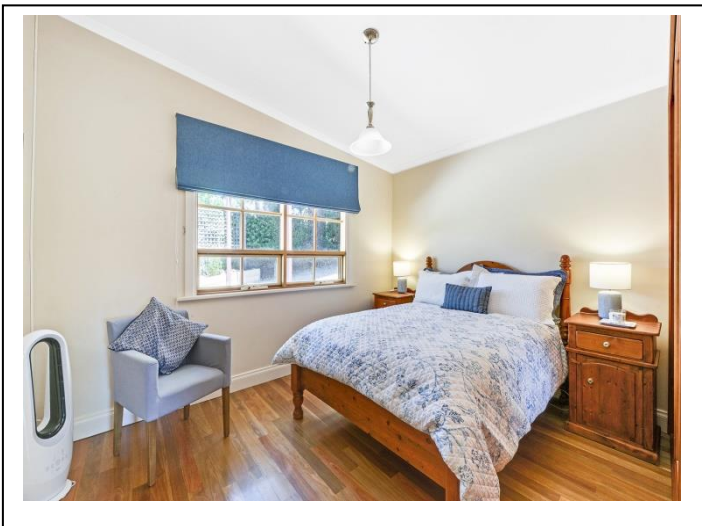
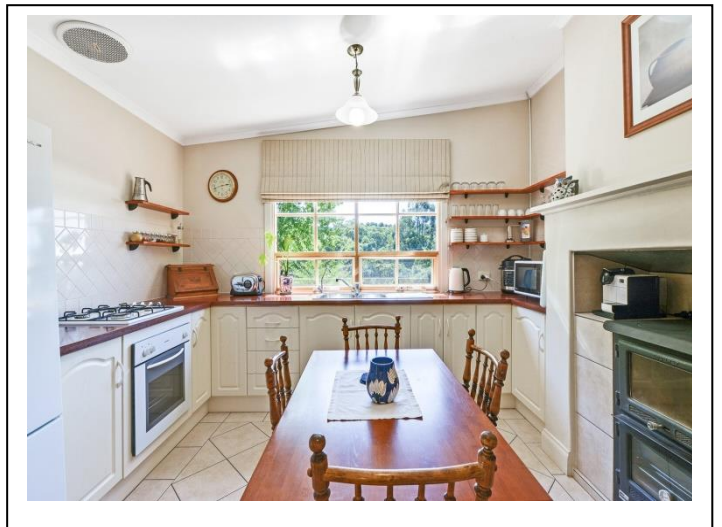
CARPORT: 17 sq.metres
 VERANDAH: 14 sq.metres
 PATIO: 15 sq.metres



Main Building A - Medical Centre



Second Building B - Residence



Whilst every care has been taken in the preparation of this brochure, accuracy cannot be guaranteed. Prospective applicants should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Proprietor or the Agent, and are expressly excluded from any contract.

John
De Conno
Real Estate Pty Ltd
RLA 288199
Mob: 0412 60 90 80