

FACEY



FOR SALE

Rare budget healthcare property find!

1 Thurmond Court
Endeavour Hills





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FOR SALE

LAND AREA

709m²

SITE TYPE

Medical

ZONING

**General Residential
Zone 1**

Versatile medical facility

Centrally positioned medical practice with development upside.

Currently operating as a dental clinic with a permit for two practitioners, this property offers the astute buyer the opportunity to operate their own medical/allied health facility. Buyers also have the prospect of further adding value to this well-established practice. Additionally, the building boasts its excellent location, sitting next door to the Endeavour Hills Ambulance Station and is seconds from the Endeavour Hills Shopping Centre.

The property is positioned behind security fencing on a generous land holding of 709m² and offers the potential to install additional car parking to the large rear yard area if required. Internally, it comprises three consulting rooms, a reception/waiting area, several lab procedure rooms, a kids' play zone area, and ample client amenities. The vendor is open to including the dental equipment if it interests the buyer.

- Sold as vacant possession
- Two practitioner permit in place
- Three lab/storage rooms
- Ducted heating and two box air cons
- Three toilets and a shower area
- Five car parking spaces

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