

# FOR SALE

## Medical Rooms

Opposite Saint John of God Hospital



## 10 McCourt Street West Leederville

### Lot 1 - 61sqm - plus parking

Lot 1 is located on the lower level accessed from the front stir well or rear parking area for disabled with wheel chair access.

**Zoning** : The Town of Cambridge have advised the property is zoned "Medical "

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Best Start Pty Ltd T/A Brett Halvorson & Associates ABN -56 156 256 307

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**Services** : All normal services are available and connected to property.

**Outgoings** :Council Rates \$2,100 - Water Rate \$2,979  
Strata Levy \$1,800 - Land Tax \$1,535.00.

**Title Particulars** :Strata Plan10844, Lot 1, Vol1627 Folio\_801



Office is wheel chair accessible

**Comments :**

Suite 1 is located on the lower level accessible by wheel chairs from the car park at the rear. The office is self contained with kitchen & toilet and is set up for medical use. The office has one allocated bay and approval from the body corporate to use another.

**Purchase Price** : \$440,000 plus gst

To inspect contact

**Brett - 0414753232 ph 089 246 5469**

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