

Sold

YOUNGS & CO  
REAL ESTATE



117 Balaclava Rd, Shepparton



## Former Medical – Consulting Rooms

This central property currently has an existing Medical Practice permit and is set up with reception areas and consulting rooms.

Flexible use of rooms include a formal entrance reception area, separate waiting room that leads on to a private courtyard area, 3 consulting rooms + additional large multi purpose room, staff room with its own shower and toilet facility. Separate disabled compliant toilet, fully air conditioned, plenty of rear parking + client parking at front of premises. All set up and ready to go.

With its proximity to the base hospital and other allied businesses close by, these premises are highly sought after.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

🚗 6 📏 657 m2

**Price** SOLD for  
\$280,000

**Property Type** Commercial

**Property ID** 2440

**Land Area** 657 m2

**Office Area** 180 m2

### Agent Details

Glenn Young – 0438 579  
993

### Office Details

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