

1 Jindabyne Rd, Flinders, NSW 2529**\$69,000 + GST + Outgoings**

Office Suite



High Exposure Multipurpose Property in Flinders

Discover an exceptional and unique opportunity to lease a versatile medical or consulting space in the heart of Shellharbour. The property is currently DA approved for professional consulting rooms however would also be suitable for other use such as a child care centre (subject to council approval).

Open for Inspection

By Appointment.

This thoughtfully designed property combines functionality with aesthetic appeal, making it perfect for healthcare professionals or consultants seeking a welcoming environment for their clients featuring an abundance of natural light throughout.

The property boasts a modern architectural design that seamlessly integrates with the natural surroundings, providing a calming atmosphere for both staff and clients. Experience an inviting indoor layout that can be easily adapted to suit your specific needs. The interior design prioritises comfort and efficiency, ensuring a productive workspace.

The property includes 4 parking spaces for both staff and clients, ensuring easy access and convenience with disabled access amenities parking.

Located a short distance from Shellharbour Public and Private Hospitals, Stockland's Shellharbour Shopping Precinct, local schools, shops and parks, Shellharbour City Centre, Shell Cove marina. Only 20 minutes' drive to Wollongong CBD, both Public and Private hospitals along with Wollongong University.

Whether you are looking to establish a new business or expand your existing one, this property offers a unique blend of location, design, and functionality. Don't miss out on this rare opportunity to invest in a prime location with high exposure.

Approx \$69,000 per annum + GST and 100% outgoings.

For more information or to arrange an inspection, please contact Treena from Ray White Shellharbour City & South Wollongong.

Listed By

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Listing Number: 3516977