

1005 Norman St, Wendouree, VIC 3355

Contact Agent

Office Suite



Proposed Medical Centre – Wendouree, Ballarat

Expressions of interest invited for this new opportunity....

Summary:

On offer for lease is 1005 Norman Street, Wendouree, 4km north-west of Ballarat Central.

Significant renovations, inside and outside, are planned and underway as outlined below. Further details are available from the undersigned.

The site:

- * A high profile 799 sqm site on Norman Street across from the CE Brown Reserve which offers cricket, basketball and tennis facilities.
- * It comprises a single building of 200sqm with 2m high wire fences on each side and a rear Colorbond fence providing total security.
- * Eleven car parking spaces are currently available front and rear with enhancements planned.
- * The development zone is 'Mixed Use Zone (MUZ)'.
- * The site is on a local bus route and Wendouree Railway Station is 2.4km to the south-west.

The property

- * Plans have been prepared, and documentation lodged with the City of Ballarat, to develop the property as a medical facility.
- * Floor plans are available for viewing showing an arrangement of consulting/treatment rooms, waiting area, reception, ambulant and disabled toilets, and staff amenities. Several skylights inject an abundance of natural light.
- * Four optional layouts have been prepared with a clever assortment of room configurations.
- * Up until very recently, an accounting firm was leasing this property.

The area:

Wendouree is a large suburb on the north western rural-urban fringe of the city of Ballarat, in Victoria. It is the most populated suburb in this City with 15,000 inhabitants living in the greater Wendouree, Miners Rest and Lake Gardens area. Ballarat boasts an astonishing population growth rate of over 4% (2020 data) so it is no surprise that the local area offers all basic amenities including a shopping centre, sports clubs (including golf), reserves, Farmer's Market as well as beautiful Lake Wendouree with its Botanical Gardens. Adjacent to the Lake is Bunnings and Officeworks and, within walking distance of the property is Ballarat Grammar offering Prep to Year 12. Mobile coverage (postcode 3355) is provided by Telstra, Optus and Vodafone (with Telstra and Vodafone offering 5G coverage).

Listed By

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Open for Inspection

By Appointment.