



389 Ballarat Road Sunshine VIC

1 1 5

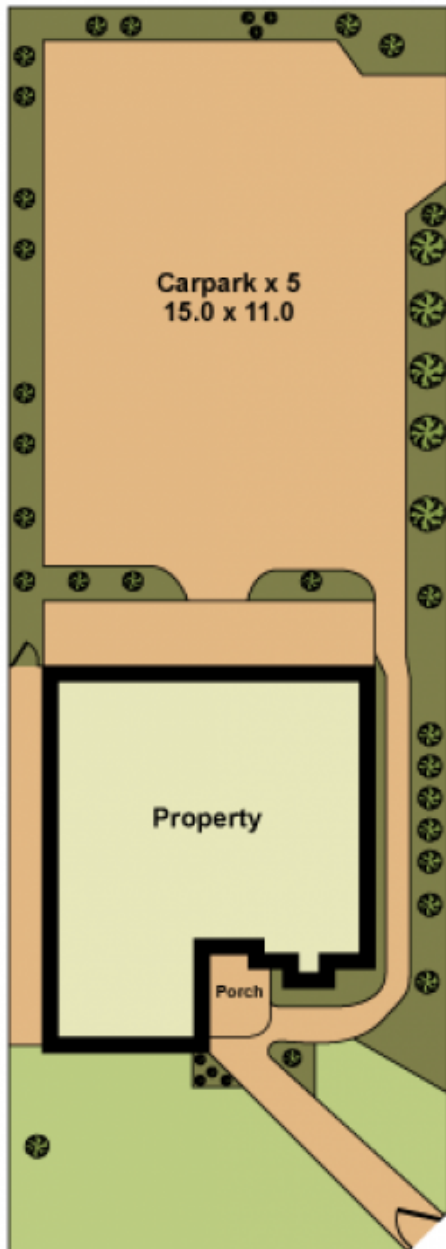
Positioned within Sunshine's vibrant heart, this property offers opportunities for residential living, rental investment or development (STCA). Its strategic location on a spacious corner allotment provides the advantage of prime main road visibility. Its versatility is showcased by its potential for a variety of mixed-use opportunities (STCA). Additionally, if utilized for business, it holds promise for various professional including home-based offices, salons etc.

Previously occupied by a medical clinic, the property's layout is thoughtfully designed to accommodate a professional establishment. Comprising of three well-appointed consulting rooms, reception area, a spacious waiting room and a functional staff room, the property seamlessly blends functionality with a welcoming ambiance.

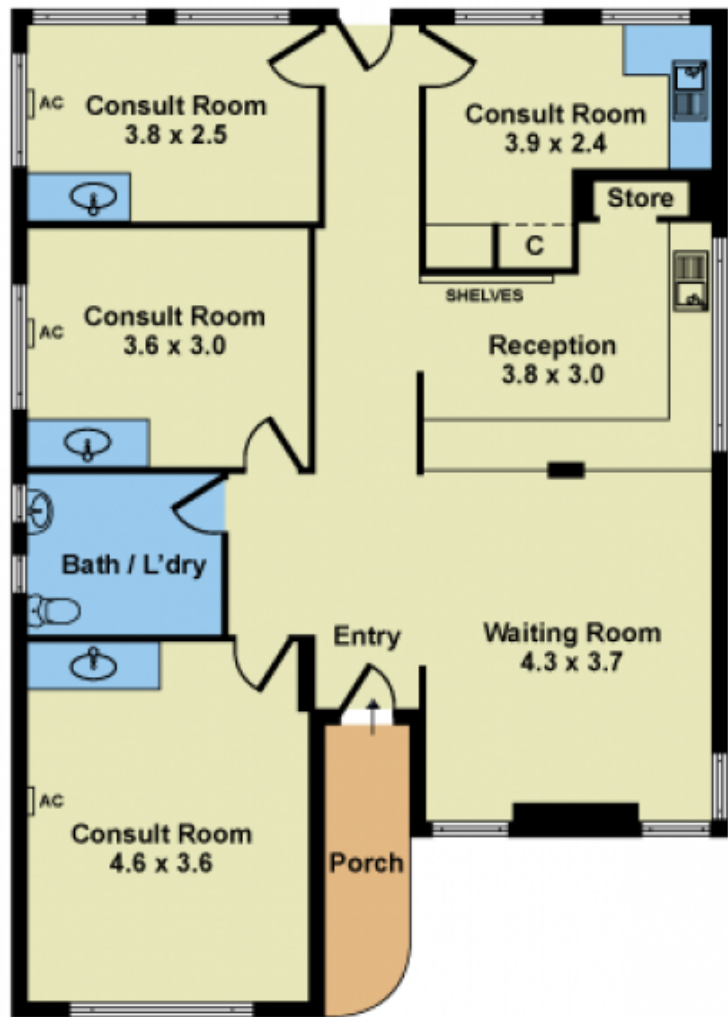
Price : \$ 740,000
Land Size : 445 sqm
View : <https://www.douglaskay.com.au/sale/vic/west/sunshine/residential/house/7687996>



Francis (thanh) Vuong
03 9313 7888



SITE PLAN



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.