

## Balgowlah, 197 Woodland Street

### High-Profile Medical, Dental & Allied Health Premises in a Landmark Location

A rare opportunity to secure a freestanding, high-profile medical premises in a prime corner position with unmatched visibility on Sydney Road and Woodland Street. This landmark building, recognized for serving the local community for over three decades, offers an exceptional opportunity for medical, dental, or allied health professionals to establish a thriving practice in a premium location.

#### Property Features:

- \*6 consultation rooms, all with wash basins
- \*Spacious reception area and generous waiting room
- \*Kitchen/office, two powder rooms, and large attic storage
- \*Off-street parking for five cars plus ample street parking nearby
- \*Ducted air-conditioning and security alarm system

#### For Lease

Contact Agent

#### Building Area

140sqm

#### Contact

**Glen Wirth**

0411 249 955

[gwirth@ljhseaforth.com.au](mailto:gwirth@ljhseaforth.com.au)

**Tim Wirth**

0421 997 845

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Seaforth**  
(02) 9948 7080

Located in a prime position with unbeatable exposure, every car and pedestrian passing along Sydney Road sees this well-placed building-a level of visibility that adds immense value to any business operating here.

Unmatched Convenience & Accessibility:

- \*Adjacent to Coles supermarket, cafes, and a gym
- \*Footsteps to village shops and Manly Wharf/city buses
- \*Set on 404sqm, offering low-maintenance paved grounds

With flexible lease terms and a negotiable setup period, this is a rare chance to secure a high-impact, high-value location that will set your business apart.

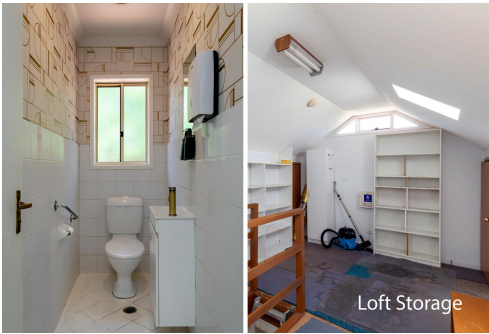
Worthy of your inspection, to arrange please contact Glen Wirth on 0411 249 955.

More About this Property

Property ID	1942F78
Property Type	Medical/Consulting
Building Area	140 m2
Land Area	405 m2

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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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