



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

Tim Wirth
0421 997 845
tim@ljhseaforth.com.au



LJ Hooker Seaforth
(02) 9948 7080

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.

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

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

Glen Wirth 0411 249 955

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Tim Wirth 0421 997 845

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Whilst bwr.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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