



 LJ Hooker



Batemans Bay, 29 Old Princes Highway

Purpose Built and Ready For Work

Located on the southern end of the CBD growth corridor, this modern building was designed and constructed as a large operational dental surgery facility, and is set up with all the equipment in place to expand your practice or relocate your rooms to the growing coastal hub of Batemans Bay.

Though designed as dental rooms, it would equally be suitable for medical rooms, solicitors and accounting services, or a myriad of other consulting services. Being built with design in mind there are two disability parking spaces at the front door with ramp access. The whole design was completed with the foresight to service clients with disabilities. The waiting room is well-proportioned with a reception desk and file storage area serviced by an all-ability powder room, the wide hall gives access to four treatment rooms. Leading onto the back of the building is a staff bathroom, a large sterilizing room, a staff kitchen/eating

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For Sale

\$1,595,000

Building Area

183-183sqm

Contact

Rob Routledge

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LJ Hooker Batemans Bay
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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.

area as well as a private office, with plenty of storage and workspace.

The area is zoned R3, with the land offering space for potential expansion or even a two-bedroom residence (STCA). Under the building there are six undercover car spaces plus an extra open space as well as 2 rooms for compressors, gas bottle storage, and space for other items, the building is fully air-conditioned with individual units in each surgery to accommodate everyone's preference, also fitted with a back to base monitored alarm. Being on a corner there is a short cul-de-sac that offers extra client parking, the high ceilings give a sense of space and the commercial grade with return cove vinyl floor makes cleaning a breeze.

Batemans Bay is growing and with Canberra around an hour and three-quarter drive away there has always been a special connection. Southern Sydney is about a three-and-a-half-hour drive away and many from the cities are making their sea change.

Whether you are an individual, a corporation, or a service provider this unique property is well worth consideration. It can be adapted to suit various uses and needs and is perfectly positioned. Why try to adapt an old building when you can move straight into one already organised? The vendor may consider a leaseback if you are not quite ready for your move.

Land 645sqm

Parking 9 spaces

Council Rates \$5,413.18 pa

More About this Property

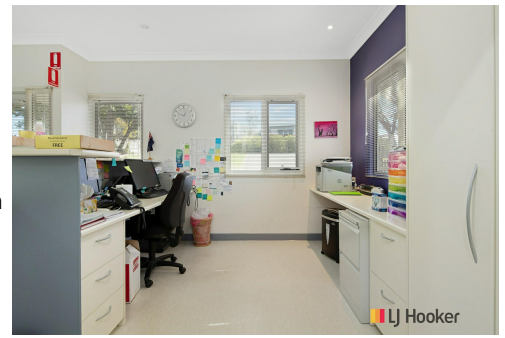
Property ID	11VPF8F
Property Type	Medical/Consulting
Building Area	183-183 m ²
Land Area	645 m ²

Rob Routledge

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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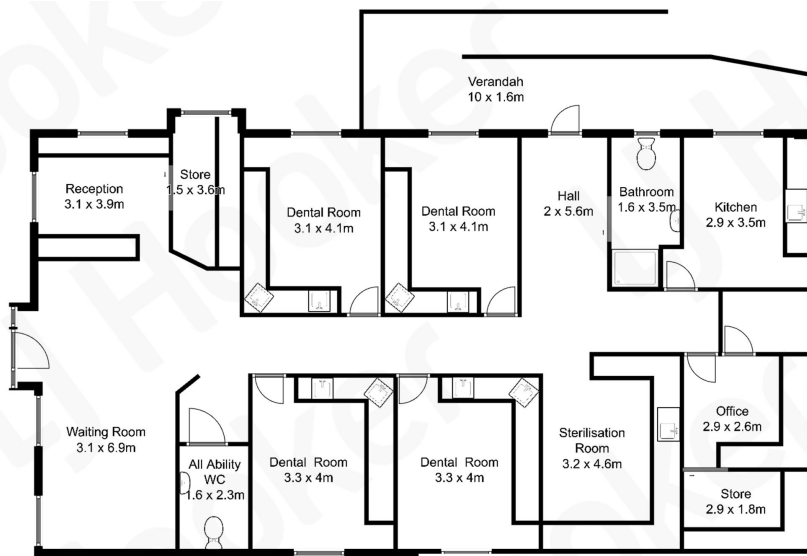
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Approximate floor area
183 square metres
Excluding undercover parking area
and storage
Property has two disabled parking
spaces



All measurements are approximate
and are intended as a guide only

