



Gosford, 1/16-18 Hills Street

Exceptional Medical Premises in Gosford!

Positioned in the heart of Gosford's dedicated medical precinct, this modern 177m²* professional medical premises offers a unique opportunity for medical or dental practitioners to position for success.

Featuring a high-quality existing medical fit-out, the property is fully air-conditioned and thoughtfully designed for seamless operations, with plenty of natural light flooding the space to create a bright, welcoming environment.

This property includes multiple consulting rooms, a spacious reception and waiting area, a kitchenette, a lunchroom, and ample storage. The suite is surrounded by complementary healthcare providers, creating an ideal ecosystem for patient referrals and collaboration.

Convenience is paramount, with 4 secure undercover car parks and abundant patient parking on-site. Located between Gosford's public and private hospitals, the property

For Sale
\$1,200,000

Building Area
177sqm

Contact
Ben Purdue
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ben.purdue@ljhooker.com.au

 **LJ Hooker Commercial**

Terrigal | Erina
(02) 4385 8444

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.

enjoys excellent accessibility via nearby bus and train stations.

Key Features:

- * Modern fit-out, including multiple consulting rooms and dental setup.
- * Situated in a thriving healthcare hub with complementary practices nearby.
- * Abundant natural light throughout, creating a bright and inviting space.
- * Fully air-conditioned for patient comfort and operational efficiency.
- * Close to public and private hospitals, ensuring a consistent patient flow.
- * Flexible lease terms and incentives designed to suit medical tenants.

*Approximate

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

More About this Property

Property ID	374HXT
Property Type	Medical/Consulting
Building Area	177 m2
Land Area	177 m2

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Principal Licensee | ben.purdue@ljhooker.com.au

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