

## Woodville South, 8/39 Woodville Road

### PRIME MEDICAL CONSULTING - RETAIL - OFFICE SPACE

77 SQM (Approx.)

An extremely rare opportunity exists for you to establish your business fronting the high profile Port and Woodville Roads in Woodville South. Join the excitement of this popular, busy address and enhance its already strong tenancy mix. Just 8km to the CBD, walking distance to the Woodville Train Station and the bus stop is at your doorstep.

Features Include:-

- High Profile Corner Location
- Prime, frontage address on popular Port Road
- Airconditioned
- Valuable car parks located in the Centre carpark.
- Public transport is at your doorstep



**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.

**For Lease**  
Contact Agent

**Building Area**  
77sqm

**Contact**  
**Ralph Pacillo**  
0433 117 801  
ralph@ljhfp.com.au

**LJ Hooker Flinders Park**  
**(08) 8352 1155**

- Over 50,000 vehicles passing daily

\*All measurements listed are approximate

Agents:

Ralph Pacillo 0433 117 801 - [rpacillo@ljhfp.com.au](mailto:rpacillo@ljhfp.com.au)

RLA 215339

LJ Hooker Flinders Park 8352 1155

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties

## More About this Property

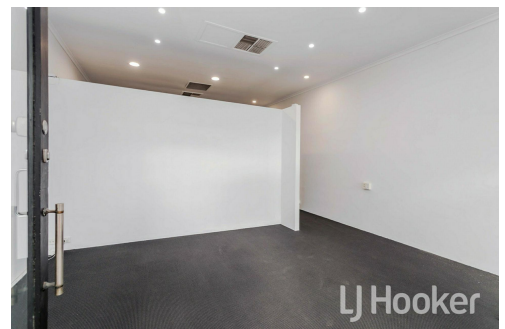
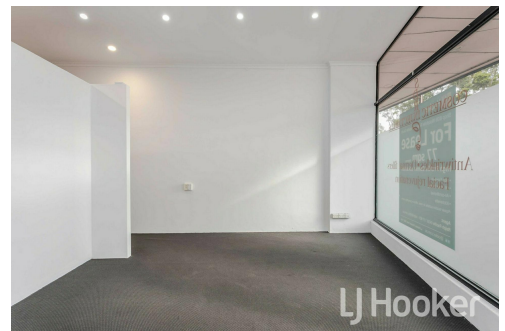
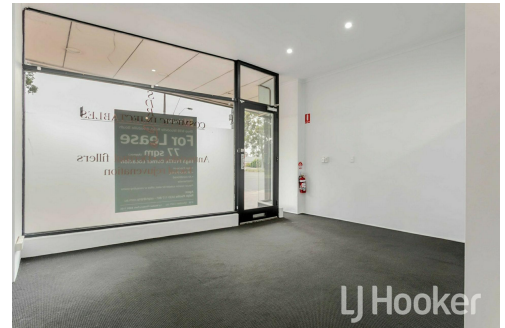
Property ID	HSRH67
Property Type	Medical/Consulting
Building Area	77 m <sup>2</sup>

**Ralph Pacillo 0433 117 801**

Licensee | [ralph@ljhfp.com.au](mailto:ralph@ljhfp.com.au)

**LJ Hooker Flinders Park (08) 8352 1155**

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Area (Estimate only)	
Living	76.3 m <sup>2</sup>
Verandah	12.3 m <sup>2</sup>
<b>Total</b>	<b>88.6 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate