



FAULCONBRIDGE
453 Great Western Highway

102 sqm

6 

DEVELOPMENT POTENTIAL - FIRST TIME OFFERED IN 37 YEARS!

Sold for \$760,000 (Aug 09, 2023)

+ Immaculately maintained 110sqm (approximately) veterinary practice on a large block of land, located in a highly exposed location capturing both directions of the Great Western Highway

+ Multi-use premises – Ideal for many different tenants, to name a few – pet wellness, health practitioner – medical, dental, physiotherapist, solicitor, accountant, engineer

+ A thriving neighbourhood precinct with a low vacancy rate and excellent parking


+ Double brick premises, with a truss roof, with non-load bearing walls, making internal alterations very simple

+ 695sqm block with potential development upside (STCA) The existing development is placed so further development is optimised, with construction causing minimal disruption to the tenant and clients of the existing premises. FSR of 0.5:1 so there is ability to develop another 237.5m² (subject to Council approval).

Property ID	L21863804
Property Type	Offices
Building / Floor Area	102
Car Spaces	6
Land Area	679.0 sqm

AGENT

Liz Prasad

 0417 228 506

 liz.prasad@rhc.com.au

- + Rare opportunity for investors or owner occupiers to purchase a partially equipped veterinary premises. Or use it for your particular purpose.
- + Comprising various treatment and consult rooms with plumbing and workstations installed, easily changed to suit your particular configuration.
- + Formal Reception/waiting area and facilities such as kitchen and toilet.
- + Fenced grass area accessible both internally and externally
- + Property has newly installed CCTV and Back to Base Monitoring
- + Fully equipped and ready for immediate occupation
- + Most recent traffic count (source RMS) was showing 32,600 cars per day past the site. Given the time, it is likely this number is well over 40,000 cars per day.

Inspections by appointment only

All prices quoted exclude GST