



## 102 Shellharbour Road Warilla NSW

6 

- \* Recently used as Dental Surgery with reception and disable access
- \* Six off street parking spaces Plus large 7.5m x 9m three car garage
- \* 727m2 freehold property directly opposite Warilla Grove Shopping Centre
- \* Ideal for Medical Suites, Consult rooms, Law or Accounting firms. (STCA)
- \* High exposure to six lane major road
- \* 4 x Consultation rooms + Reception + Large waiting room
- \* 2 x staff kitchen areas + staff toilet and showers
- \* Ducted Air Conditioning throughout
- \* Disabled amenities

<b>Type</b>	: Healthcare
<b>Price</b>	: \$ 785,000
<b>Building Size</b>	: 98 sqm
<b>Land Size</b>	: 727 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/warilla/commercial/healthcare/8045942">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/warilla/commercial/healthcare/8045942</a>



**Tony Moschella**



INTERNAL : 98.1m<sup>2</sup>  
 GARAGE : 67.5m<sup>2</sup>  
 CAR PARK: 87m<sup>2</sup>

**TOTAL: 252.6m<sup>2</sup>**