



203 Dunns Road Mornington, VIC

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Prime exposure opposite busy shops

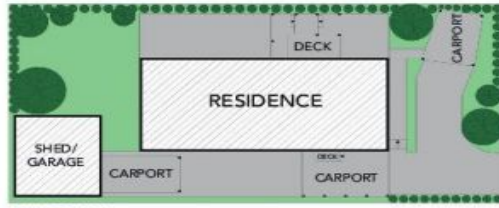
Engage your eye for a golden commercial opportunity with this prime 616 sqm (approx) property located directly opposite Bentons Square Shopping Centre! This is pole position for a professional practice (STCA) surrounded by a suite of existing healthcare clinics in this bustling shopping precinct. Continue the lease on the cedar home while you submit your plans to council! (Existing planning approval for a veterinary clinic with nine parking spaces and 2 practitioners)

Price: \$710,000

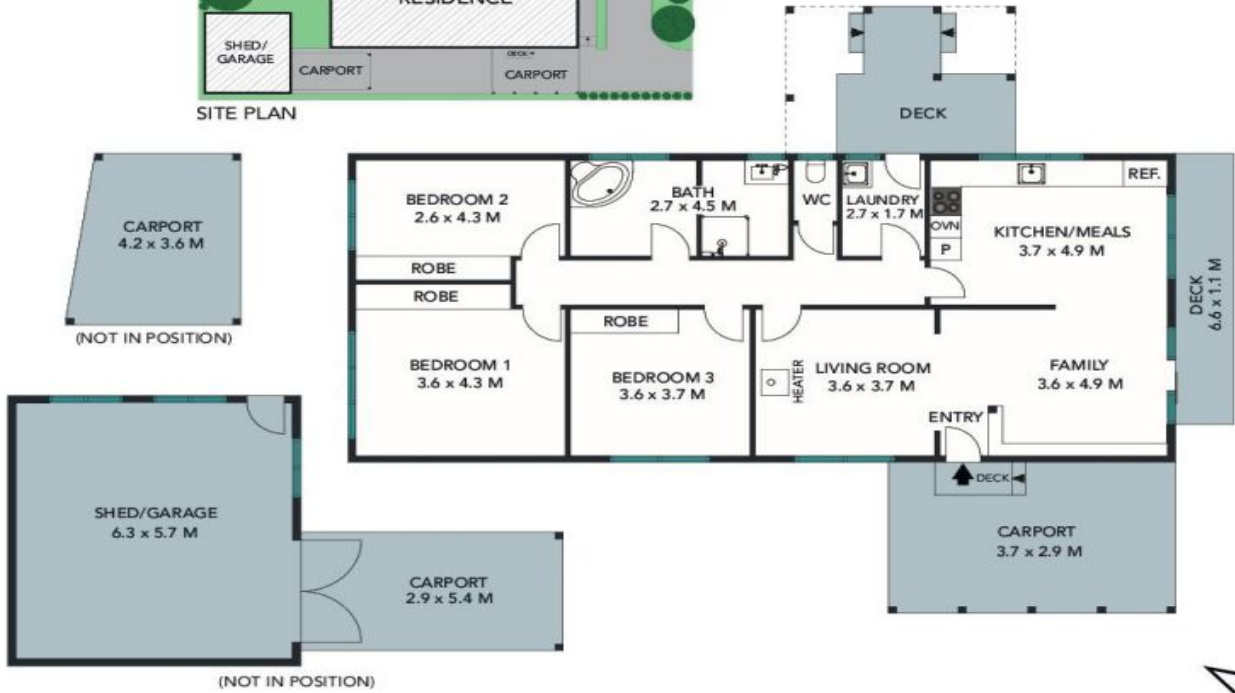
- Flat development site (STCA) surrounded by professional practices
- Includes a 3-bedroom cedar home leased at \$330/wk until April 2019
- Directly opposite one of the region's busiest shopping centres
- High-exposure site near the busy Dunns Road round-a-bout
- Popular family area ideal for a medical/allied health business and more
- Sizeable allotment with space to incorporate car parking (STCA)
- Potential to earn rental income while submitting plans to council
- Precedent already set for development in this location

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SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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