



### 307 Learmonth Street Buninyong VIC

The former CFA Fire Station is now for lease. Perfectly positioned on the Main Street opposite the supermarket this substantial property is on generous parcel of land. The main/truck shed/station features a large automated door providing full access to the building. Inside you will discover a staff amenities room, storage and male and female toilets. At the rear of the property is a second office building with open plan meeting space, several offices, staff amenities/kitchen and storage. There is also good yard space behind the office building. This opportunity provides a range of possibilities and potential with such an ideal location with substantial passing traffic. Available NOW with long lease terms to suitable tenants.

Contact John Stevenson on 0422 659 385 or email [john@ballaratrealestate.com.au](mailto:john@ballaratrealestate.com.au) for more details.

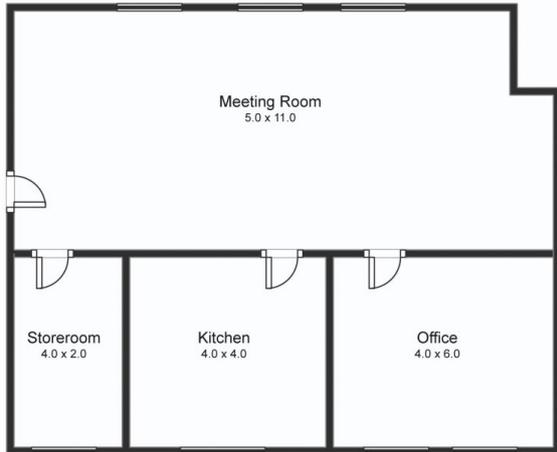
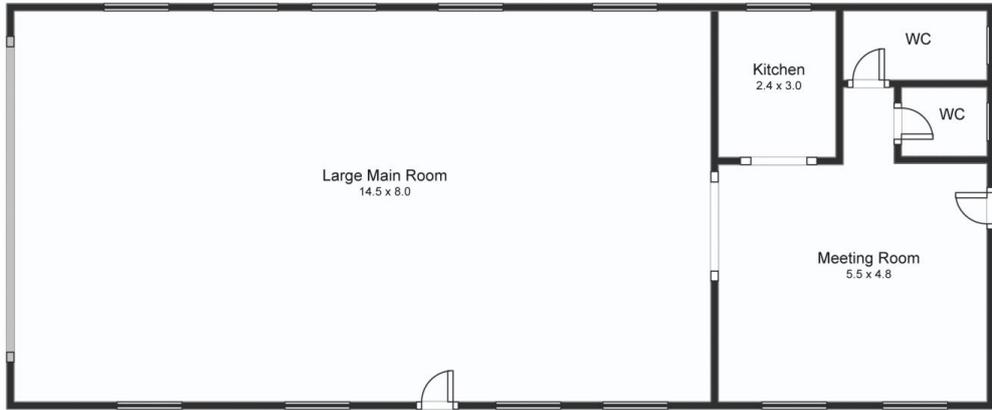
**Price** : \$38,000 pa + gst  
**Building Size** : 268 sqm  
**Land Size** : 1011 sqm  
**View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/buninyong/commercial/other/6956576>



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## Bunninyong Fire Station



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.