



### 131 Albert Street Sebastopol VIC

- ? Ticks all the CONSULTING room boxes
- ? Permit for 3 Medical/Consultant/Practitioners
- ? Big Waiting Room
- ? Modern street level very spacious rooms with all the facilities
- ? Excellent staff amenities
- ? 13 Off-Street CARPARKS with access from rear street
- ? Very Spacious REHABILITATION, GROUP TRAINING or CONFERENCE room
- ? Air Conditioned throughout
- ? Wheel chair access and Disability Toilet
- ? Unbeatable value - \$850,000

**Price** : \$ 935,000  
**Building Size** : 310 sqm  
**Land Size** : 912 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/commercial/healthcare/7556821>

For further details and inspection call John Stevenson on 0422 659 385 or email [john@ballaratrealestate.com.au](mailto:john@ballaratrealestate.com.au) OR Blaise Newnham



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