



## 46 Sternberg Street Kennington VIC

An exceptional opportunity presents to secure an immaculately maintained freehold property for commercial or residential use. Located in the highly regarded and well serviced suburb of Kennington, the building comprises a reception, large open waiting room and 7 consulting rooms all offering their own split systems. The property has full disabled accessibility, kitchen/dining area, bathroom and disabled toilets. High exposure on a busy thoroughfare the property is currently leased to a secure tenant with options remaining on the lease term. Excellent off-street parking is available for staff and clients along with an undercover entertaining area, storage and shed of approx. 12 x 6mts. Situated on over 1300 sq mts the property presents an opportunity for further development (STCA) in the future for the astute investor/developer. The property is well located t

**Price** : \$ 895,000  
**Building Size** : 210 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/greater-bendigo-region/kennington/commercial/offices/7667704>

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

**NOT IN POSITION**

Residence	- 210 m <sup>2</sup>
Verandah	- 18 m <sup>2</sup>
Porch	- 3 m <sup>2</sup>
Entertaining	- 50 m <sup>2</sup>
Storage	- 8 m <sup>2</sup>
Shed	- 72 m <sup>2</sup>
<b>Total</b>	<b>- 361 m<sup>2</sup></b>



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**GAVIN BUTLER**  
REAL ESTATE