



Ground Floor, 376 Heidelberg Rd, Fairfield

DGi properties



## HIGH EXPOSURE GROUND FLOOR SHOWROOM / OFFICE

- BUILDING FLOOR AREA: 392m2 approx.
- HIGH PROFILE OFFICE / SHOWROOM / MEDICAL CONSULTING BUILDING
- FORMERLY ALPHINGTON SPORTS EXERCISE & REHABILITATION
- EXCELLENT FRONTAGE TO BUSY HEIDELBERG ROAD
- SIGNIFICANT SIGNAGE RIGHTS AVAILABLE INCLUDED IN RENTAL
- FULLY SELF-CONTAINED SPACE INCLUDES KITCHENETTE & MALE & FEMALE AMENITIES
- HEATING AND COOLING SYSTEM THROUGH OUT
- FLOOR TO CEILING WINDOWS ALLOWS BRILLIANT NATURAL LIGHT
- AMPLE ONSITE PARKING
- QUICK & EASY ACCESS TO THE EASTERN FREEWAY VIA CHANDLER HIGHWAY
- APPROXIMATELY 15 MINUTE DRIVE TO MELBOURNE'S CBD
- SHORT WALK (APPROX. 700m) TO FAIRFIELD TRAIN STATION
- BUS STOP FOR ROUTES 546, 609, 251, 256 AT YOUR DOORSTEP
- STATION STREET & HIGH STREET, CAFÉS & SHOPS & RETAIL PRECINCT JUST METRES AWAY
- PARKS, GARDENS, WALK & BIKE TRACKS, GOLF COURSES & THE YARRA

<b>Price</b>	OFFICE/SHOWROOM
<b>Property Type</b>	commercial
<b>Property ID</b>	279
<b>Land Area</b>	392 m2
<b>Office Area</b>	392 m2

### Agent Details

David Gargaro - 0413 202 259  
 Tony Gargaro - 0411 222 766

### Office Details

Port Melbourne  
 152 Rouse Street Port Melbourne VIC  
 3207 Australia  
 03 9690 9999



RIVER ALL WITH A STONES THROW OF THE SURROUNDING AREA

- REAR WALKWAY ENTRY FROM PARK CRESCENT

- IF YOU HAVE ANY FURTHER QUERIES, PLEASE CALL DAVID GARGARO ON  
0413 202 259

**\*\*NOTE: ALL EMAIL ENQUIRIES MUST CONTAIN A PHONE NUMBER\*\***

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