



### 1A Crimea Street Balaclava NSW

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Rarely do opportunities like this come along! Situated in a high profile location, with easy access, this 1,443m2 block offers outstanding opportunities.

The current building is well suited to medical / consulting rooms or office space for your growing business with ample onsite parking. Large open plan area, with separate office spaces with air conditioning, carpet and amenities.

Utilise in current format or redevelop to elevate your business opportunity.

Zoned E1 Local Centre  
[https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#pt-cg1.Zone\\_E1](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#pt-cg1.Zone_E1)

[For full version visit the website](#)

**Type** : Development  
**Price** : \$1,500,000  
**Building Size** : 161 sqm  
**Land Size** : 1443 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/balaclava/commercial/development/8118467>



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