



## 6/77 Myall Street, DUBBO, NSW 2830

### Medical Consulting Room or Office Space

Positioned within the well-regarded Manera Plaza, this modern medical or professional office suite offers an excellent opportunity for a range of allied health or commercial users. Conveniently located close to Dubbo's hospital precinct and senior education facilities, the property enjoys strong accessibility and exposure within a thriving business hub.

The suite comprises a welcoming reception area, two private consultation rooms, a kitchen and reverse cycle air conditioning for year round comfort. One undercover car space is included, with ample customer parking available throughout the complex, providing ease of access for both staff and clients.

With flexible lease terms available, this well-presented tenancy is ideal for businesses seeking a professional setting in a central location.

Building Area: 76 m<sup>2</sup> (approx.)

Rent: \$28,500 per annum plus GST

Lease Terms: 2 to 5 years plus option periods

Outgoings: Nil

**TYPE:** For Lease

**INTERNET ID:** 300P192126

#### RENTAL DETAILS

**Rent / Lease:**

**\$28,500 per annum  
plus GST**

#### CONTACT DETAILS

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**Joseph Walkom**  
0419 101 854

Zoning: R2 Low Density Residential

- Available Now
- Commercial Type:
- Building Area: 76.00 square metres





