






## 25 Moore Street Moonee Ponds VIC

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On the cusp of Moonee Ponds' premier shopping precinct, the established 30-year success of the existing Dental Clinic and Physiotherapy practice highlights the appeal of this brilliant commercial investment opportunity - compounded by the potential to develop on a 650sqm approx. corner allotment STCA. Presently the internal 195sqm internal area is complemented by the original Victorian atmosphere with multiple treatment/consulting rooms as well as large reception area, office and staff room with kitchenette. Eight onsite car spaces plus all the bustle of Puckle Street, trains, trams and plenty of parking nearby. Offers excellent potential from a number of investment/development perspectives.

Alexkarbon Real Estate Pty Ltd  
122 Errol Street, NORTH MELBOURNE 3051

**Price** : \$ 2,120,000

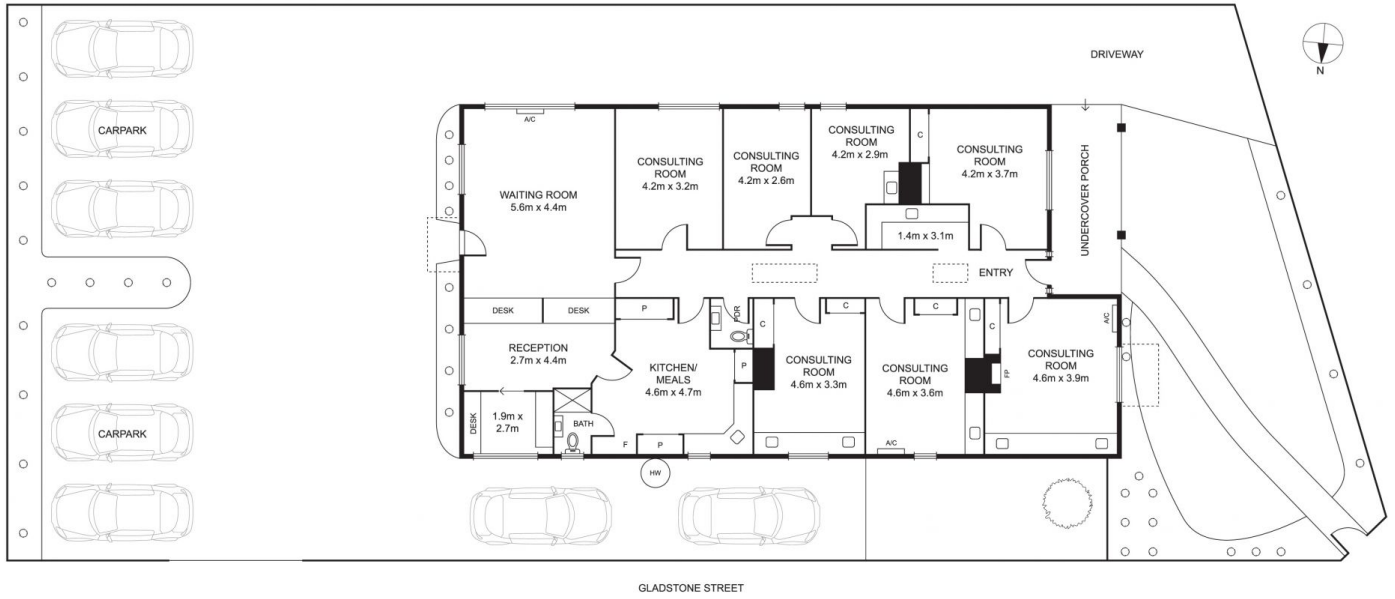
**View** : <https://www.alexkarbon.com.au/sale/vic/north/moonee-ponds/residential/house/6209461>



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**Alex Puglia**  
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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.