

**14 Yardley Drive, Wheelers Hill, Vic 3150**

**JA CAIN**

**House For Sale**

Wednesday, 19 June 2024

14 Yardley Drive, Wheelers Hill, Vic 3150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 662 m2**

**Type: House**



Chris Cain  
0398052900



Bryan Cain  
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## Contact Agent

JA CAIN is delighted to present 14 Yardley Drive Wheelers Hill for sale by Expression of Interest Closing Tuesday 16th July at 1pm. Located on the high exposure corner of Wellington Road and Yardley Drive, this immaculate property presents exciting possibilities to:-  
- Occupy and immediately commence in a medical facility  
- Lease out at an optimal rental  
- Re-develop (STA)  
- Convert into a sizeable residential residence  
Building Size: 138sqm approx.. Land Size: 662sqm approx..  
Key Features:-  
- Vacant possession available  
- 4 treatment rooms, staff kitchen, reception, office, waiting room, separate sterilization room, two storage rooms  
- Easy access to Monash freeway and EastLink  
- Strong residential and employment zone with proximity to the Monash NEIC, Monash University and Monash Health Precinct.  
- Service road access  
- Only 25km from Melbourne CBD  
- Unique future development potential (STA)  
- High yielding rental possibilities. Currently \$73,000 p.a.  
- Car parking for up to 8 cars on site plus street parking  
- Disabled access  
- Adjacent to Mulgrave Country Club  
- Nearby major shopping hubs of Chadstone, Waverley Gardens, Knoxfield, M-City  
An immense opportunity for an affluent future. Contact Chris Cain or Bryan Cain to find out more.