



Caloundra, QLD

7 Fourth Avenue

LUXE
COMMERCIAL

BRAND NEW STANDALONE MEDICAL/OFFICE - CALOUNDRA

This brand new, centrally located standalone office/medical building is waiting to be occupied.

- 160 sqm of NLA on 630sqm parcel of land
- Fit-out includes; 3 generous offices, reception area, laundry, staff room, kitchenette and storage area.
- Exclusive bathroom amenities which include disabled facilities and basin in each office/consulting room
- Exclusive off-street car parking
- Great signage opportunities
- NBN ready!

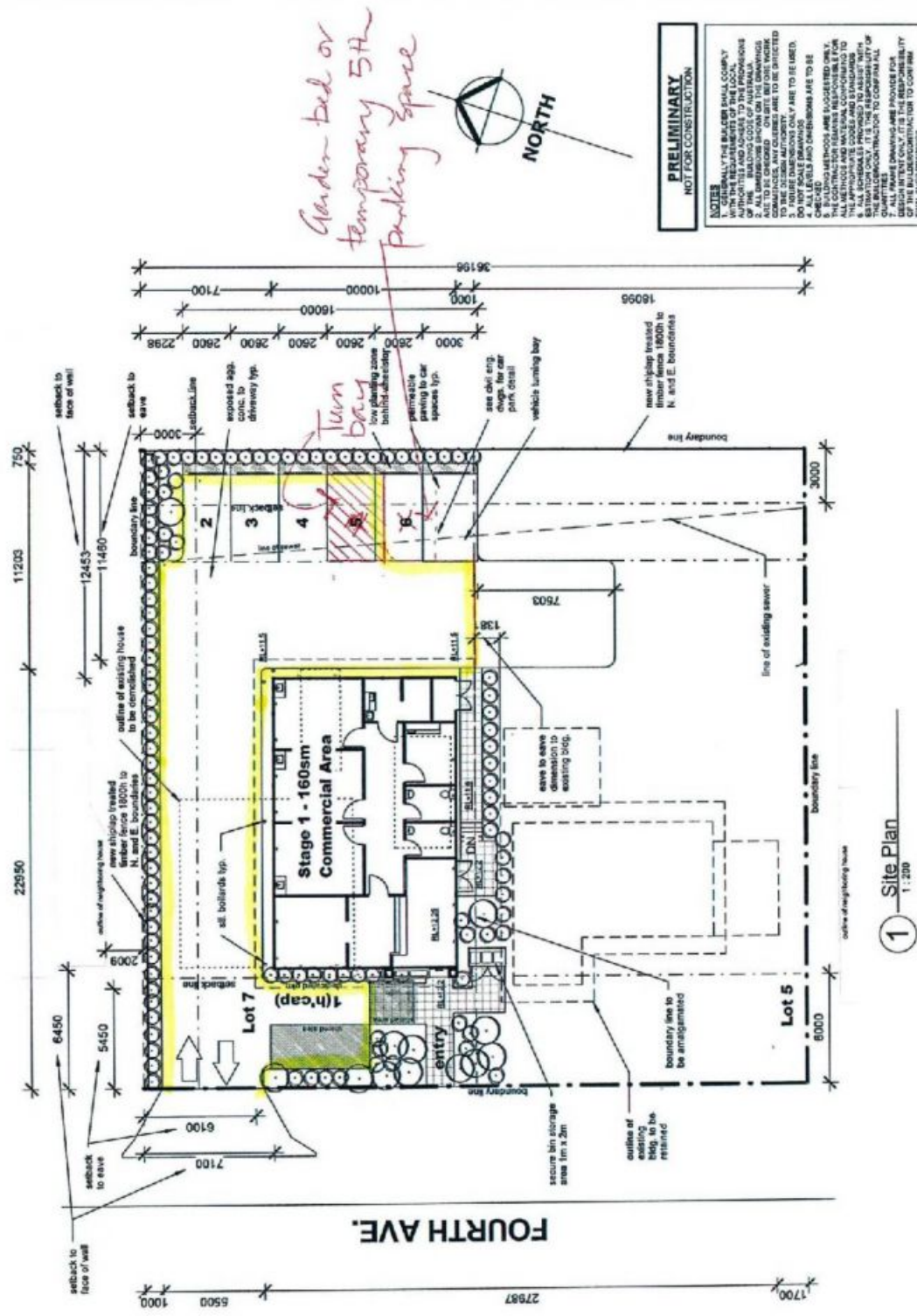
LEASED

Contact: Chris Sales
0404 866 520

Type: Healthcare

Land: 630m²

<https://www.luxecommercial.com.au>



**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES
 1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES AND AGREE TO THE PROVISIONS OF THE LOCAL GOVERNMENT'S LOCAL LAW. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. BUILDING METHODS ARE SUGGESTED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE CODES AND STANDARDS TO BE APPLIED TO THE CONSTRUCTION OF ALL QUANTITIES.
 6. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



date	8/10/13
job number	13004
sheet	A100.2

scale	As indicated
drawn by	MAB

revisions	28 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
designed by	MAB
checked by	MAB
drawn by	MAB

scale	As indicated
drawn by	MAB

revisions	28 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
designed by	MAB
checked by	MAB
drawn by	MAB

revisions	28 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
designed by	MAB
checked by	MAB
drawn by	MAB

revisions	28 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
designed by	MAB
checked by	MAB
drawn by	MAB

Project	Erinsea Pty Ltd
Site	57 Fourth Ave., Caloundra, QLD
Scale	As indicated
Drawn by	MAB
Checked by	MAB
Date	8/10/13



Project	Erinsea Pty Ltd
Site	57 Fourth Ave., Caloundra, QLD
Scale	As indicated
Drawn by	MAB
Checked by	MAB
Date	8/10/13

Plans shown are only indicative of layout. Dimensions are approximate.

Caloundra, QLD

7 Fourth Avenue