



## 43 Crissane Road Heidelberg West VIC

- Land: 724sqm (approx)
- Building: 553sqm (approx)
- Large front reception
- 4 Bathrooms (inc separate Male & Female showers and change rooms)
- 4 WC's
- 4 Private rooms (ideal for massage rooms or offices)
- Additional separate office and study/reading area
- Large, fully-equipped kitchen with meals area
- Separate dining room
- Huge area at the rear (currently used for martial arts training) with padded flooring and timber feature ceiling
- Heating & Cooling throughout (Excl: Combustion heater in reception area)
- First class location with Metropolitan Ring Road (5 km approx) and Eastern Freeway (5 km approx) close by.

**Price** : Auction | \$1,350,000 - \$1,450,000  
**Building Size** : 553 sqm  
**Land Size** : 724 sqm  
**View** : <https://www.ypa.com.au/8169587>



**Luke Albioli**  
**0403 700 003**



43 Crissane Rd, Heidelberg West

Disclaimer: Floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and for illustrative purposes. Interested parties should make and rely on their own enquiries or refer to contract drawings for more accurate information.