



#### 41-69 Nordsvan Drive Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for lease 41-69 Nordsvan Drive, Wodonga.

This is an outstanding opportunity to lease an enormous medical/commercial facility capable of conversion to aged care and residential accommodation positioned in close proximity to Wodonga's Central Business District and provides a unique opportunity in a major regional centre in Australia.

Wodonga is located at the border of Victoria and New South Wales and has been the second fastest growing regional city in Victoria over the past 10 years in terms of population growth by %, ahead of Greater Geelong and Greater Bendigo.

The City of Wodonga has a current residential population of 43,253, and is forecast to grow a further 21.33% by 2036. Together with its twin city of Albury, it services a total regional trade catchment of over 180,000.

Wodonga's proximity between Australia's two largest cities - Melbourne and Sydney - provides key strategic

<b>Price</b>	: Contact Agent
<b>Building Size</b>	: 16558 sqm
<b>Land Size</b>	: 41500 sqm
<b>View</b>	: <a href="https://www.dixoncre.au/lease/vic/north-eastern/wodonga/commercial/healthcare/7901877">https://www.dixoncre.au/lease/vic/north-eastern/wodonga/commercial/healthcare/7901877</a>



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