

106-108 Pine Avenue, Mildura, Vic 3500



House For Sale

Thursday, 14 December 2023

106-108 Pine Avenue, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 950 m2

Type: House



Ryan Tierney
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\$1,575,000 - \$1,700,000 (PLUS GST IF APPLICABLE)

Outstanding inner city commercial real estate opportunity to secure a prime CBD Commercial 1 zoned freehold property that offers unrivalled flexibility and street presence. Approximately 850sqm of ground level floorspace brings expansive open spaces, perfect for government offices, retail, professional services even the opportunity to divide and make two shop fronts and have dual tenancies. Level 1 is approx. 170sqm of living offering a brilliant and spacious residence that features 3 bedrooms, 2 bathrooms, open plan living, modern kitchen and bathroom, also your very own Level 1 entertainment area, where views of the city lights are included, for you or your tenant. The sensational location opens itself to the Airbnb market and this would be without doubt hot and highly sought in the short-term accommodation market and bring great returns. Total land size 950sqm with lane access, rear carparking, undercover carpark, excellent street appeal and municipality car park next door, ample street parking make this colossal commercial property simply sensational and a once in a lifetime opportunity. Options are endless with this prime commercial freehold, just add your creative flair and let your imagination run. Business, investment or put your self-managed super fund in the retirement fast lane. Potential Vic Gov 50% Stamp Duty discount in play.