

# 117-119 Buckley Street, Seddon, Vic 3011

J A S S T E P H E N S

## Sold Warehouse

Monday, 15 April 2024

117-119 Buckley Street, Seddon, Vic 3011

Bedrooms: 5

Bathrooms: 1

Parkings: 8

Area: 441 m2

Type: Warehouse



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**\$1,325,000**

• Former taxi depot set on a 441 sqm\* allotment just 6.9km\* from the CBD and within walking distance of Seddon and Footscray

• Outstanding opportunity for serious developers to secure a large, flexible site in a prime lifestyle location

• In a 'Central Activity Zone'

• Perfect for a commercial, residential or hybrid development (STCA)

• 196sqm\* (internal)

• Existing building offers a large reception area, five offices, two kitchens and two toilets + carport parking

Located in a superb lifestyle location just metres from Seddon Village, this former taxi depot presents a thrilling opportunity to create an impressive addition to the Inner West landscape. Set on 441 sqm\*, and in a 'central activity zone', the site offers exciting scope for residential, commercial and hybrid developments (STCA) with shopfront space crowned by sought-after apartments in one of Seddon's most prized locations. The current double-story structure comprises a large reception space, five offices of varying sizes, two kitchen areas and two toilets. Outside a large carport provides covered parking, two sheds offer extra storage and a third toilet adds convenience. This site presents a rare opportunity to make your mark in such a highly sought-after Inner West location and is sure to ignite the imaginations of serious investors and developers. Why you'll love this location: Offering unparalleled convenience and on-the-doorstep access to the renowned Inner West lifestyle, this location has instant appeal from both residential and commercial perspectives. Businesses will enjoy impressive incidental exposure via road and foot traffic and residents will be privy to a fabulous inner-city lifestyle with Seddon Village just footsteps from home, Footscray's vibrant shopping and dining precinct a short walk away. Seddon Village awaits a one-minute\* walk from the front door, with a cosmopolitan blend of bustling cafes, restaurants and eateries, boutique shops and gourmet grocers. Walk to the Footscray market and Coles at Footscray Plaza for easy grocery shopping and explore Footscray's seemingly never-ending array of fabulous restaurants and bars, all an easy walk away. Middle Footscray Station is a mere two-minute\* walk away ensuring the easiest of commutes to the CBD for work or play. The short stroll to Victoria University's Nicholson campus, Footscray High School's Pilgrim campus and Footscray Primary School increases the residential appeal of this location, while the six-minute\* drive to Yarraville Village and walking-distance proximity to Yarraville Gardens and the Maribyrnong River sweeten the deal.

\*Approximate Whilst all copy was prepared with the utmost care, the ultimate responsibility for accuracy lies with the agent and vendor. Please check carefully before publication.