

**12 Ralph Street, Sunshine West, Vic 3020**



**Sold House**

Wednesday, 3 April 2024

12 Ralph Street, Sunshine West, Vic 3020

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 741 m2**

**Type: House**



Brenda Ngan  
0435152545



Howard Feilding  
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**\$818,000**

This rare opportunity presents a property sitting on a premium positioned Sunshine West 739m<sup>2</sup>\* iconic corner block with dual street access that would suit home business owners, investors or astute developers (STCA). The commercial double fronted shop facing Ralph Street directly opposite Ralph Reserve and Western Suburbs Soccer Club has a 14.5m\* width with double entry doors and 10.8m\* depth. Internally it has a 4.6m\* x 4.5m\* amenity/storage room including a toilet, and a kitchen sink and work area on the opposite side. The large open space has evaporate cooling, and window security shutters. There is a secured two car garage attached. This area would suit a home business like hair dressing, beauty and nail saloon, milk bar amongst other business ideas (STCA). Put your own business in or lease all or part out to assist covering your mortgage. The solid brick veneer and tile roof attached residence comprises a large covered front porch, entrance hall, 3 carpeted bedrooms (2 with BIRs), spacious formal lounge room with polished hardwood flooring, functional open plan kitchen dining family/sitting room, family bathroom, laundry, separate toilet, and a large carport. The residence is accessed from Corella Road. This property is ideal for owner-occupiers with a home based business or lease the shop to assist with mortgage payments. Located in a premium location in Sunshine West opposite Western Suburbs Soccer Club, close to a quality schools, bus services along Glengala Road, Sunshine and Ardeer train stations, easy travel to the CBD via the Western Ring Road, and offering an array of recreation facilities including nearby parks and reserves. Contact Brenda Ngan on 0435152545 for further details and to arrange inspection. Note "\*" = approximate.