13 Racecourse Road, North Melbourne, Vic 3051
Sold House

Friday, 1 September 2023

13 Racecourse Road, North Melbourne, Vic 3051

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Area: 196 m2**   **Type: House**

Charles Bongiovanni
0414339644

Gianni Fazzari
0488442388

$904,450

Boasting outstanding exposure in a prime position at the gateway to the absolute heart of the city, this single fronted building is set on a site of approximately 196m2 with huge potential. Seize the chance to make it your dynamic business base or any one of a number of other exciting possibilities - it could easily become the site of something stylish and new and even includes scope to build upwards and create a multi storey development (subject to relevant approvals). Zoned Commercial 1 (C1Z), with rear laneway access adding highly convenient additional access to the property (approximately 33.8 metres), it's set on a popular thoroughfare with excellent visibility from one of Melbourne's most vital intersections. Metres to multiple tram lines, a short stroll to trains on the Upfield line, it's just moments to CityLink access, Royal Park and the world famous Melbourne Biomedical Precinct. Take advantage of enormous scope in an exceptionally visible location, within a 3.5 kilometre drive of the Central Business District and served by outstanding public transport links, and never look back.