

# 13 Spring Road, Highett, Vic 3190



## Other For Sale

Wednesday, 12 June 2024

13 Spring Road, Highett, Vic 3190

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Other**



Charles Carty  
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**\$1,100,000**

Belle Property Commercial is pleased to offer 13 Spring Road, Highett for Private Sale. Set in one of Highett's fastest growing local shopping strips, located near the corner of Highett Road and moments from Highett Road shopping precinct. Comprising a single-level shop with modern fit-out, leading to a two-bedroom residence with renovated kitchen and bathroom. The residence includes a manicured courtyard, garage and ROW access via Locinda Street. • Securely leased to Vitae Health & Beauty • Land Area: 273sqm\* • Building Area: 121sqm\* • Current Income: \$52,000 p.a net (as at July 2024) • Future upside with development potential (STCA) • C1Z - Commercial 1 Zone • Planning permit for Bottle Shop • May suit future owner occupier (subject to lease) This opportunity provides the discerning investor or developer to further improve with architectural plans designed by award-winning architect Patrick Cristian Gheorghiu. Ready for council submission, included plans are for two (2) large three (3) bed apartments plus a ground floor retail component. Take advantage of all the value-add components available with this versatile commercial/residential investment. For more information please get in touch with the exclusive sales and marketing agents: Charles Carty 0438 277 0...charles.carty@belleproperty.com Nick Mavrodoglos 0402 318 8...nick.mavro@belleproperty.com \*Approx.