

**174 Churchill Avenue, Braybrook, Vic 3019**



**Other For Sale**

Tuesday, 2 April 2024

174 Churchill Avenue, Braybrook, Vic 3019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Brenda Ngan  
0435152545



Howard Feilding  
0449654958

**\$950,000 - \$1,040,000**

Located in busy Churchill Avenue shopping center, this fabulous opportunity presents a freehold property with a well-established coin laundry, and a 2 bedroom residence. The well maintained residence comprises upstairs 2 bedrooms with BIRs and a central bathroom, down stairs is an open plan well-appointed kitchen meals and living area, a double garage and toilet, and a small court yard. Features include each bedroom and living areas having split system cooling and heating, kitchen island, stone bench tops, and fully tiled bathroom walls. The commercial/retail area currently operating as a coin laundry includes 13 washing machines, 8 driers, 2 large store rooms, and toilet. Situated in a busy local shopping center located in a high density residential area in Braybrook. The long established and popular coin laundry is showing a good income stream, and coupled with the residence if rented presents a significant double income investment opportunity, or live in the residence and have the coin laundry income. Highly recommended, call Brenda Ngan on 0435152545 now for further details and to arrange an inspection.