

**21-23 Westernport Road, Lang Lang, Vic 3984**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 17 April 2024

21-23 Westernport Road, Lang Lang, Vic 3984

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mark Sewell

0413719821

**\$675,000 - \$740,000**

Its Addressed: Explore an extraordinary opportunity nestled in the heart of Lang Lang's bustling township with this exceptional property offering. Positioned on Main Street, this distinctive property encompasses an attached 3-bedroom residence paired with two adjacent commercial structures. With its strategic location, income-generating potential, and convenient amenities, this property presents an ideal investment opportunity for discerning buyers. Delve into the captivating features of this remarkable property:

**Commercial Buildings:** Unlock the income potential of two separate commercial buildings, each offering unique opportunities for revenue generation.

**Commercial Building 1:** Already yielding a comfortable income, the first commercial building provides a solid foundation for existing operations or the exploration of new business ventures.

**Commercial Building 2:** Currently leased, the second commercial space ensures a steady income stream. Benefit from an established tenancy agreement and enjoy the advantages of a reliable lease.

**Residential Property:** At the rear of the commercial spaces, discover a spacious and inviting 3-bedroom home. Complete with separate living areas, kitchen, bathroom, and laundry facilities, this residence offers privacy and comfort for occupants. Currently occupied by tenants, it provides immediate income potential.

**Prime Location:** Strategically positioned on Main Street, this property enjoys unparalleled visibility and accessibility within the vibrant Lang Lang community. Capitalize on the bustling atmosphere and constant foot traffic, ensuring the success of your business endeavours.

**Utilities and Amenities:** Connected to essential services including sewerage, town water, and natural gas, the property ensures convenience and efficiency for both residential and commercial purposes.

**Rear Lane Access and Expansive Backyard:** Benefit from rear lane access, enhancing convenience and flexibility for deliveries, parking, or potential expansion projects. The generous backyard offers opportunities for outdoor activities, landscaping, or creating a tranquil retreat for residents or employees.

Don't let this extraordinary opportunity slip away. Whether you're seeking a source of income or a strategic location for your business, this property caters to your needs. Seize the chance to secure your future in Lang Lang's thriving community. Contact Mark Sewell on 04013 719 821 to schedule a viewing or obtain additional information." For more Real Estate in Lang Lang contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters."