

**234 Boundary Road, Dromana, VIC, 3936**

**Sold Development Site**

Friday, 14 April 2023

234 Boundary Road, Dromana, VIC, 3936

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Development Site**



Sam Austen

## **Premium Commercial Development Site (192m2)**

Pairing a premium commercial holding with lucrative development potential this dynamic opportunity includes a fully-equipped commercial kitchen, adjoining residence and potential to transform the site into three levels of income generating real estate (STCA.). Deeply rooted in the flourishing community of mountain bike trails just moments from the heart of Dromana's coastal township, this site secures unlimited business potential.

Currently licensed for 52 patrons, the red line extends outdoors encompassing an open-aired space for customers to enjoy the sunshine and vibrant surroundings with the complement of quality hospitality. Equipped as a bar the premises includes a full fit-out with front of house seating, bar, and commercial kitchen comprising ovens, dishwasher, ice-machine and ample bench space adjoining the rear residence.

Extending from a living space two bedrooms share split-system air conditioning and a central bathroom before opening to the rear yard.

Fully operational and awaiting a business-minded investor, the site encourages a vision for future redevelopment (on 192m2) with potential to construct a three storey building comprising two apartments and a refreshed hospitality/retail site at ground level (STCA). The privilege of rear access ensures a private entryway to the existing residence with potential redevelopment redirecting private traffic away from the shop front.