

256 Mt Alexander Road, Travancore, Vic 3032



Sold House

Wednesday, 21 February 2024

256 Mt Alexander Road, Travancore, Vic 3032

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Type: House



Brad Airs

0414594884

\$1,135,000

Presenting a unique proposition in a high-visibility Travancore location, this versatile property offers a unique opportunity for both commercial and residential use. Situated in a high-traffic area with excellent visibility, the front section of the property features a spacious shop front, ideal for a variety of business ventures. Featuring strong street frontage and large windows, the shopfront/reception leads through to an office, meeting room and kitchenette. With an option for its own private entry, the updated residential space comprising bedroom, large living area, outdoor freestanding bath set under a retractable awning, separate shower bathroom and kitchen with stainless steel oven. The expansive rear courtyard space showcases plentiful potential, and finds laundry, shed, and two car spaces with ROW access. This layout provides the perfect blend of work and living space, making it an ideal choice for entrepreneurs looking to live and work in the same location or to rent out separately as commercial and residential. Currently leased at \$60,000 p.a. Set on 270sqm (approx.) the property may also offer development potential with a 12m building height allowance. Surrounded by trams, schools, cafés and retail, the vibrant position guarantees a strong profile for the property. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.