

272 Ballarat Road, Footscray, Vic 3011

Douglas**Kay**

Sold House

Sunday, 10 September 2023

272 Ballarat Road, Footscray, Vic 3011

Bedrooms: 4

Bathrooms: 1

Parkings: 14

Area: 774 m2

Type: House



Justin Luciew
0407540678

\$1,290,000

Rare Mixed Use zoning development site in Melbourne's city fringe, just 8 km to the CBD. With mixed-use zoning, the site offers huge development and upside potential to work or invest in this one of a kind property with dual street access. Working from home has become the new normal, offering a neat brick veneer three bedroom home, spacious lounge and dining with a well-equipped kitchen. Central bathroom and laundry with side access and completed by ducted heating, evaporative cooling, bungalow with air conditioner and large carport. At the rear of the property is a large workshop/warehouse with three phase power, excellent height clearance and accessible via a wide 3.7 metre laneway off May Street. By clearing the site, you can build a mixed use development (retail and residential), NDIS Housing, state-of-the-art medical facility or a boutique multi-dwelling/apartment development (subject to council/relevant authorities' approval). Given its close proximity to the city, the suburb has a high proportion of medium density unit complexes and a strong rental market. Conveniently positioned amongst a full range of complementary services and world class facilities including numerous primary and secondary schools, Footscray Hospital, Victoria University, Highpoint Shopping Centre, Footscray Park, Maribyrnong Aquatic Centre, Flemington Racecourse/Showgrounds, direct access to the CBD & 16kms to Tullamarine Airport. The site is well served by public transport with bus services operating direct past & tram route a short 600m away. The house is currently leased at \$450 per week with the warehouse potentially to lease out separately.