

**29-31 Melbourne Road, Drumcondra, Vic 3215**

**buxton**

**Sold House**

Monday, 23 October 2023

29-31 Melbourne Road, Drumcondra, Vic 3215

**Bedrooms: 2**

**Bathrooms: 1**

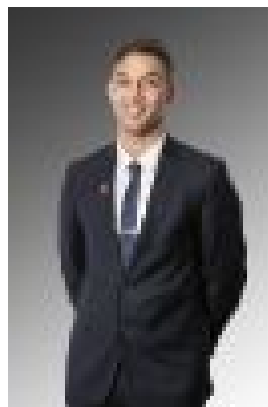
**Parkings: 6**

**Area: 510 m2**

**Type: House**



Jarrod Leonard  
0425399425



William Jones  
0403707419

## Contact agent

Presenting a unique opportunity set in a high exposure Commercial Zone, comprising a shopfront, residential dwelling, storage and off street parking facilities, set on a 509m<sup>2</sup> (approx.) corner allotment. Offering a tastefully updated modern residence, plus 29m<sup>2</sup> (approx.) commercial space, this property presents a multitude of options to the savvy purchaser. Situated in a vibrant shopping strip, offering outstanding accessibility, within walking distance of the Waterfront, CBD, North Geelong Station, Pakington Street, with close proximity to all of Geelong's best attractions, this is an exceptional location for both business and lifestyle. The shopfront is currently vacant and in need of some significant work to make it a useable space. It does however offer a blank canvas for the right buyer to fit it out as they would prefer or simply you could reclaim it as part of the overall residence. Sink facilities, separate wc and extensive storage facilities allow for versatile utilisation of the current commercial accommodation. The residence has been elegantly updated featuring polished timber floors, light interiors, high ceilings, split system heating and cooling, and is well equipped for modern living. The quality kitchen features an island bench with waterfall stone benchtops, stainless steel appliances including 600mm freestanding oven and cooktop, dishwasher, and contemporary cabinetry with ample storage. The spacious open plan living area connects effortlessly with the undercover outdoor entertaining. Two good sized bedrooms are serviced by a beautiful modern bathroom featuring floor to ceiling tiles, walk-in frameless shower and free-standing bath. Garaging, workshop and storage rooms collectively offer approximately 88m<sup>2</sup> of secure undercover floorspace at the rear. Side access to a double carport provides for additional off-street parking. Positioned for outstanding exposure, easy accessibility from Geelong and Melbourne, less than 5 minutes from the Spirit of Tasmania terminal, convenient service road parking, proximity to public transport, and moments from an array bayside attractions and events. Entering the market for the first time in over 20 years, this is an extraordinary real estate opportunity with huge potential for subdivision STCA. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.