

# 3 Bernard Hamilton Way, Rowville, Vic 3178



## Sold House

Monday, 14 August 2023

3 Bernard Hamilton Way, Rowville, Vic 3178

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1447 m2

Type: House



Chad Warden  
0397532828



Braden Mann  
0397532828

**\$2,100,000**

A sensational opportunity for investors, owner occupiers or developers to acquire a prime CORNER BLOCK location in the heart of Rowville of 1447m<sup>2</sup>. With a leased retail/milkbar shop and storage area (approx. 140m<sup>2</sup> all up). In addition to this there is 13 customer car parks and a loading area. Attached to the shop is an extremely well built and spacious residence (approx. 222m<sup>2</sup>) offering 3 bedrooms, 2 huge living, 2 bathrooms and double garage. With a prime location and many possibilities on offer including: Subdivide into 2 x 723m<sup>2</sup> allotments (STCA) Live in house and run your own small retail business Subdivide into 5-6 townhouses (STCA) Potentially convert into a small clinic, medical, dental and alike (STCA) This is a rare opportunity positioned perfectly close to many amenities, including walking distance to Stud Park shopping, St Simons primary and Rowville Secondary schools, childcare centres and a very short drive to the Monash and Eastlink freeways. Proudly marketed by Barry Plant Rowville - 9753 2828