

**37 Augusta Avenue, Campbellfield, Vic 3061**



**Sold Other**

Monday, 26 February 2024

37 Augusta Avenue, Campbellfield, Vic 3061

**Bedrooms: 1**

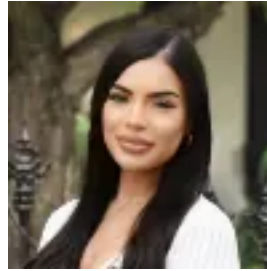
**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Arjun Chandaka  
0393002211



Stephane Bootlis  
0406806431

**\$406,000**

New year, new endeavours! Zoned as multi-use, this fantastic opportunity in a buzzing commercial area is perfect to start your own business venture or lease to someone with big ideas. Featuring a sizeable shop front, you can renovate to suit your needs (STCA) or start immediately with its already modernised interior. Clients will love the convenient parking at your door and adjoining bathroom. With its dual occupancy abilities, you can also move into the residential home attached with a big bedroom, full bathroom, open plan living and dining area adjoining the kitchen or lease it out to tenants for that extra revenue. Only 2 mins from Upfield Station, Barry Rd retail shops and Sydney Rd leading to the CBD, you have endless possibilities with good exposure to make your dreams come true. Currently untenanted, this is perfect as a retail space with warehousing or separate to lease. The choice is yours. Highlights:- Approximately 193sqm area- Good exposure building nearby Sydney Rd- Front retail space with client bathroom- Residential premises features open plan living and dining area with split system- Good sized kitchen with gas cooking and ample counter space- Big single bedroom with split system- Hardfloor courtyard fits 2 vehicle and side roller door access to laneway- Multi-car spaces at front of building 25kms to Melbourne CBD/Docklands and 14kms to Tullamarine Airport All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.