

389 Ballarat Road, Sunshine, Vic 3020

Douglas**Kay**

Sold House

Sunday, 13 August 2023

389 Ballarat Road, Sunshine, Vic 3020

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Type: House



Francis Thanh Vuong
0393137888

\$740,000

Positioned within Sunshine's vibrant heart, this property offers opportunities for residential living, rental investment or development (STCA). Its strategic location on a spacious corner allotment provides the advantage of prime main road visibility. Its versatility is showcased by its potential for a variety of mixed-use opportunities (STCA). Additionally, if utilized for business, it holds promise for various professional including home-based offices, salons etc. Previously occupied by a medical clinic, the property's layout is thoughtfully designed to accommodate a professional establishment. Comprising of three well-appointed consulting rooms, reception area, a spacious waiting room and a functional staff room, the property seamlessly blends functionality with a welcoming ambiance. Equipped for comfort, the property features three split air conditioning units, supplemented by a central heating system, ensuring an ideal climate for both clients and staff. The consideration for accessibility is evident through thoughtfully incorporated disabled access points and conveniently situated bathrooms. Parking convenience is not compromised, with five designated car spaces smartly demarcated on the floor for easy navigation. Further enhancing this aspect is the provision of rear off-street parking, offering a comprehensive solution for both clients and personnel. This property presents an outstanding opportunity in a prime location, poised to capitalise on its strategic positioning, versatile layout, and the potential for substantial rental returns. Whether as a continuation of its successful healthcare legacy or a fresh venture awaiting realisation, this property stands as a testament to both potential and practicality.