

# 417 Princes Highway Service Road, Narre Warren, Vic 3805



## House For Sale

Monday, 15 April 2024

417 Princes Highway Service Road, Narre Warren, Vic 3805

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 725 m<sup>2</sup>

Type: House



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**\$900,000 - \$990,000 - Call to Inspect!**

Boasting a generous 725m<sup>2</sup> block, this site provides a unique opportunity for both business ventures and residential development. The substantial land size not only accommodates the existing dwelling but also presents potential for onsite client parking – a valuable asset for any business looking to establish or expand their operations. Whether you're envisioning the development of a bespoke office space, a medical centre, or renovating the existing home with a commercial twist, the possibilities are as vast as they are enticing. Strategically positioned, the property is minutes from the local train station, Westfield Shopping Centre, Bunjil Place, the vibrant Webb Street business precinct with a childcare centre right next door along with a mix of medical and dental practices in the direct vicinity. This property is not just an investment; it's a launchpad for your next venture in a location that supports growth, visibility, and convenience. Imagine the potential of a space that adapts to your business needs while sitting in a locale that supports your growth and places you right next door to everyday conveniences and professional synergies.

Existing Dwelling: 3 bedrooms 1 bathroom (separate toilet) Lounge Kitchen Ducted heating Air conditioner Double tandem garage Solar panels (x20) Land: 725m<sup>2</sup> Zoning: ACZ2 - ACTIVITY CENTRE ZONE - SCHEDULE 2

Seize the opportunity to own a piece of real estate that offers the flexibility to thrive in both the commercial and residential realms. This is where your vision for the future becomes reality.