

45 Holt Street, Ardeer, Vic 3022

Sold Residential Land

Tuesday, 6 February 2024

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Area: 636 m2

Type: Residential Land



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\$705,555

Welcome to a unique investment opportunity proudly presented by OKAS Property Group, Derrimut. Nestled in a sought-after location with excellent accessibility, this multi-dwelling site showcases a dynamic blend of retail and commercial potential. Strategically positioned within a bustling strip shopping center, this property boasts a double shop-front that holds immense potential. Whether you're an entrepreneur looking to establish your own business, an investor seeking to expand your portfolio, or a developer with a vision (STCA), this property caters to your ambitions. It comprises three exquisite townhouses and two retail spaces at the front, leaving no amenity untouched. Its adaptability lends itself to various usage scenarios. The primary downstairs shop encompasses an expansive floor area of approximately 65m², while an upstairs warehouse facility of approximately 70m² provides versatile space and functionality. Conveniently located near essential amenities, with ample on-site parking, and easy access to major arterial routes and shopping districts, this property offers both convenience and visibility. Additionally, it's within walking distance to Ardeer Train Station, bus services, local schools, and More Park, and enjoys quick access to the Ring Road, all while being less than 16 kilometers from the CBD. Key Features: • Two Retail Spaces • Three Rear Townhouses, including one with 2 bedrooms and two with 3 bedrooms • A comfortable three-bedroom townhome at the rear, featuring a spacious formal living area upon entry, a well-equipped kitchen with a separate meals area, and laundry downstairs. Upstairs, you'll find three generously sized bedrooms and a central bathroom. • Additional features include timber floors, split system heating/cooling, and more. Don't miss out on securing this fantastic opportunity that promises a world of possibilities. To turn your property ownership dreams into reality, please reach out to Amol Pancholi at 0414 036 300 or Vish Safi at 0449 919 191. Please note that a valid photo ID is required for property viewings. For your convenience, a Due Diligence Checklist is available here: <http://www.consumer.vic.gov.au/duediligencechecklist>. Disclaimer: All dimensions provided are approximate. The information presented serves general purposes only and does not constitute any representation by the vendor or agent.