

**73 & 73A Melville Road, Pascoe Vale South, Vic 3044**



**Sold House**

Wednesday, 21 February 2024

73 & 73A Melville Road, Pascoe Vale South, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 414 m2**

**Type: House**

**\$950,000**

Offering multiple possibilities in a highly visible, easily accessible location, this double shopfront and rear residence, set over 416sqm (approx.) of total land, features two addresses on the one title. Offering incredible potential for development (STCA) or impressive flexibility for commercial and residential investment, this is an opportunity to put your stamp on this truly unique piece of real estate. Situated right next to beloved local institution Miinot Gelato, on an eye-catching bend on Melville Road, local foot traffic promises ongoing retail interest. The twin shopfronts have been used as a recording studio previously with 73A recently leased as a pizzeria for \$24,000 per annum plus outgoings (3 year term with annual increases). Behind them finds a generous, unrenovated residence with original art deco features including glorious decorative ceilings and cornices, two bedrooms, living, meals/dining (with fireplace), kitchen, bathroom and laundry. It opens out to an expansive backyard which showcases an impressive space for further use. The great location finds the 58 tram stopping right outside, with quick access onto Citylink. The popular parklands of Shore Reserve are just metres away, and you're close to local shops and numerous schools. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.