

86 Victoria Street, Richmond, Vic 3121

Sold House

Friday, 29 March 2024

86 Victoria Street, Richmond, Vic 3121

Bedrooms: 3

Bathrooms: 2

Area: 260 m2

Type: House



Allan Cove

0411528615

\$1,750,000

Discover the perfect investment opportunity nestled in the heart of Richmond! This versatile two-story renovated building boasts a fully equipped restaurant on the ground floor and a newly renovated modern residence on the first floor with separate entrance, providing an ideal setup for owner-occupiers or savvy investors

Ground Floor Highlights: Fully equipped commercial kitchen ready for immediate use or adaptable to open-plan retail space. Spacious modern interior spanning 130 square metres approx. Open plan restaurant dining area or retail space. High foot traffic area, drawing locals and tourists alike. Well-maintained premises with a contemporary and inviting ambiance. Ample seating capacity to accommodate large groups. Front + rear access via Little Butler Street

1st Floor Residence with separate entry features: Explore the charm of this modern first-floor apartment situated at 86 Victoria Street in Richmond, accessible via Little Butler Street. This spacious residence, occupying the entire floor with approximately 130sqm of space, offers an array of features, including: 3 generous bedrooms, large master with ensuite and a walk-in change room (also suitable as a study). A second central bathroom. Large & bright open plan kitchen/meals/living area extending to a private balcony. Bright living area extending to a private balcony. Laundry facilities within the apartment. Additional features include timber look floors throughout, reverse cycle air conditioning for comfort and convenience and modern kitchen. This prime location is surrounded by trendy cafes, popular restaurants, boutique shops, and entertainment venues, ensuring your business will thrive in the heart of the action. Excellent connectivity to public transportation makes it easily accessible for customers and staff alike.

Zoning: Commercial 1 **Potential Combined Rental:** \$85,000 - \$90,000 per annum **Outgoings:** Council Rates - \$2,600 per annum Water Rates - \$1,400 per annum Don't miss out on this incredible opportunity to own a piece of Richmond's thriving community!

Allan Cove O411 528 615 Agent in Conjunction Steveway Real Estate Steve Pantelios 0417 311 006

Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.