

# 9/9a South Road, Brighton, Vic 3186



## House For Sale

Saturday, 27 April 2024

9/9a South Road, Brighton, Vic 3186

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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0432797384

**\$1,350,000-\$1,485,000**

This charming property offers a unique blend of commercial and residential spaces, making it an ideal investment opportunity. Nestled on the edge of Brighton Beach, with breathtaking panorama views of the bayside, this property presents a rare opportunity to both work and relish in the idyllic Bayside lifestyle.

**Ground Floor Café/Office Space:** The ground floor of this property is currently bringing in a rental income of \$2,300 per month, offering a versatile space suitable for a café or office. With convenient access from South Road and the rear, this approximately 45sqm area provides ample room for creativity and business operations. Its prime location ensures excellent visibility from Beach and South Roads, making it an enticing prospect for entrepreneurs.

**Amenities at Your Doorstep:** Embrace the vibrant Bayside living with a myriad of amenities just moments away. Take leisurely strolls to the charming Hampton and Church Street shopping strips, enjoy invigorating swims at Brighton Beach, or tee off for a relaxing game of golf – all within easy reach of your doorstep.

**Café Downstairs, Apartment Upstairs:** Below the café, discover a stylish one-bedroom, one-bathroom apartment boasting an open-plan layout and a private terrace. Currently downstairs brings in a rental income of \$2300 per month for three years with the option to extend and the upstairs is leased at \$1620 per month the modern living space offers comfort and convenience and the possibility of an extension, it presents a secure investment opportunity. Additionally, a car park at the back can be purchased separately, enhancing the property's value and appeal.

**Experience Bayside Living:** Step into a world of coastal elegance and convenience with this exceptional property. Whether you're seeking a bustling business location, a cozy residential retreat, or both, this property offers the perfect fusion of work and lifestyle in one of Melbourne's most sought-after destinations.