

**95 Victoria Street, Seddon, Vic 3011**

**compton**

**House For Sale**

Wednesday, 29 May 2024

**95 Victoria Street, Seddon, Vic 3011**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 210 m2**

**Type: House**



Gerard Hannan  
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Adam Welling  
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**\$1,650,000 - \$1,750,000**

Introducing a rare and lucrative opportunity for developers and investors on Melbourne's city fringe. Set on a corner allotment with dual street access & measuring approx 210sqm this existing brick residence offers 4 bedrooms with off street parking and is currently leased at \$620.00 per week. This zoning offers the successful buyer the options to build a mixed use development of either retail & residential, a boutique apartment complex, office buildings, medical, recreational & commercial (all subject to the relevant authorities approval). Brilliantly positioned in the epicentre of Seddons fastest growing cafe culture, a short distance to Yarraville and Footscray villages, you really do have convenience at your fingertips. Surrounded by restaurants, supermarkets, wine bars and more and a short stroll to Middle Footscray station will see you into Melbourne CBD in just 3 short stops.