

**173 Sunshine Road, West Footscray, Vic 3012**

**House For Sale**

Wednesday, 19 June 2024



**173 Sunshine Road, West Footscray, Vic 3012**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 231 m2**

**Type: House**



Brenda Ngan  
0435152545

## **\$900,000 - \$990,000**

Located in a prime residential area opposite Tottenham train station, this fabulous investment opportunity presents a freehold property on a 229m<sup>2</sup> (approximate) allotment with a retail shop front currently with a well-established coin laundry operating from it, and a 2 bedroom residence providing a double income stream. The well maintained residence comprises 2 well-appointed bedrooms with decorative ceilings, a central spacious bathroom, well-appointed kitchen meals and living area, and separate toilet. The residence boasts timber floorboards and high ceilings, creating a sense of spaciousness and cosiness. The commercial/retail shop area is currently operating as a coin laundry and includes 10 washing machines, 10 driers. The property has rear parking accessible from the rear laneway for residents and coin laundry customers. Situated in a busy location opposite Tottenham train station in a high density residential area in West Footscray. The long established and popular coin laundry is showing a good income stream, and coupled with the residence currently rented at \$430/week presents a significant double income investment opportunity, or live in the residence and have the coin laundry income. Highly recommended, call Brenda Ngan on 0435 152545 now for further details and to arrange an inspection.