

252 A&B Hampshire Road, Sunshine, Vic 3020

DouglasKay

House For Sale

Saturday, 29 June 2024

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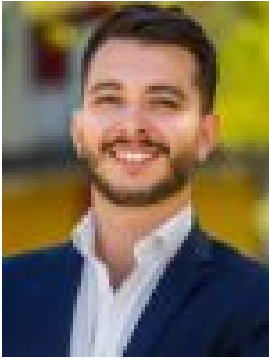
Bedrooms: 1

Bathrooms: 3

Parkings: 4

Area: 222 m2

Type: House



Peter Kay

0401532886



Nick Christopoulos

0412586815

\$1,400,000 - \$1,480,000

Superbly located on high traffic major retail and services strip moments from the Sunshine Transport Super-Hub planned as the future of Melbourne Airport Rail Link. First time offered in several decades with huge upside with Activity Zoning (ACZ1) development potential supported by the wide rear lane via Mann Place. Rental Income___252A&B: \$53,844 inc GST The tenancies are rolling on a month to month lease with options for owner occupiers to move in or scope for rental increases. A: \$2334 per month on periodic tenancy B: \$2153 per month on periodic tenancy Strategically zoned Activity Centre 1 promoting high density, mixed residential/commercial development in one of the four major National Employment and Innovation Clusters under Plan Melbourne 2017-2050. Double Shop on One Title. Building & Land Area 222m2 approx. Huge Upside with rear access via Mann Place. Currently set up as Hairdresser & Restaurant. Opportunity to remodel as one large shop. Ample parking nearby via rear parking and Sunshine Shopping Centre. Zoned Activity Centre Zone - Schedule 1. Add value through Residential apartments or multi level offices. STCA. Rare Vacant Possession Possibilities. DOUGLAS KAY REAL ESTATE 280 HAMPSHIRE ROAD SUNSHINE VIC 3020