

82 Croydon Road, Croydon, Vic 3136



Sold House

Sunday, 23 June 2024

82 Croydon Road, Croydon, Vic 3136

Bedrooms: 3

Bathrooms: 1

Area: 1130 m2

Type: House



Brent Earney
0409726136



Mitch Grey
0439033118

\$935,000

Previous use right for Takeaway/Cafe Bonus 3 bed 1 bath residence with huge backyard* Additional development potential (STCA) With main road frontage and high traffic at your fingertips, a private residence at the ready and additional land with further development potential (STCA) - this property is one for the astute developer or business owner with plans that dream big! This significant parcel in the heart of Croydon enjoys vibrant exposure and significant traffic flow just a short walk from Croydon Primary School and Croydon Community School as well as main street Croydon and the new Croydon transport hub due for completion. The premise features a stylish shopfront with broad alfresco pavement at the entrance may be suitable for display or seating (STCA) with dual counters and a walk-in cool-room with 2-way fridges with a layout that may suit a variety of businesses including café, takeaway, sandwich bar, convenience store, ice-creamery or even a florist (some uses may be STCA). A bonus is the 3-bedroom, 1 bathroom residence at the rear that could be occupied or tenanted for additional income. Situated on a wide 1130m² allotment with gated side access to the rear, there is sizable garden space to get creative with car parking, additional dwellings or development (STCA). Commercial kitchen fit out and inventory includes multiple sinks, shopfront serving counters, cool room, storage room and deep fryer (full inventory available upon request). Don't miss this opportunity to gain access to one of Croydon's premier opportunities with scope for so much more. Enquire today. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.