

272 Ballarat Road Footscray VIC

14

Rare Mixed Use zoning development site in Melbourne's city fringe, just 8 km to the CBD. With mixed-use zoning, the site offers huge development and upside potential to work or invest in this one of a kind property with dual street access.

Working from home has become the new normal, offering a neat brick veneer three bedroom home, spacious lounge and dining with a well-equipped kitchen. Central bathroom and laundry with side access and completed by ducted heating, evaporative cooling, bungalow with air conditioner and large carport.

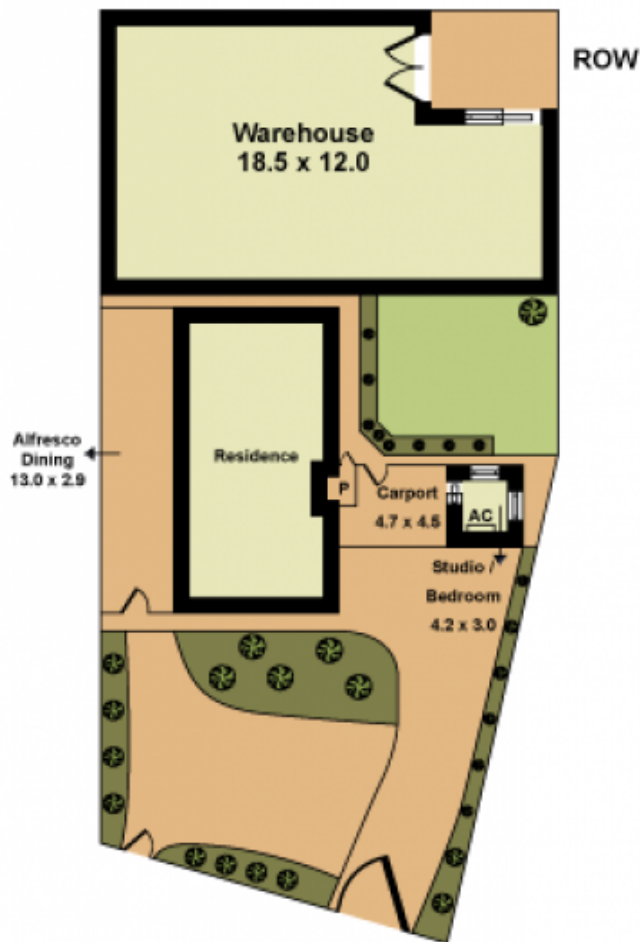
At the rear of the property is a large workshop/warehouse with three phase power, excellent height clearance and

[For full version visit the website](https://www.douglaskay.com.au/sale/vic/north/footscray/commercial/other/7463584)

Type	: Other
Price	: \$ 1,290,000
Building Size	: 300 sqm
Land Size	: 774 sqm
View	: https://www.douglaskay.com.au/sale/vic/north/footscray/commercial/other/7463584



Justin Luciew
03 9242 7888



SITE PLAN



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.