

**419 Ballarat Road Sunshine VIC**

3  1  2 

A strategic high profile central location on a huge flexible 696m2. The location provides the advantage of prime main road visibility in company with Sunshine's medical and corporate giants such as KFC, Bunnings and Sunshine Medical Centre.

Versatility is showcased by its potential for a variety of mixed-use opportunities (STCA). Additionally, if utilised for business, it holds promise for various services.

A substantial rear access, backyard and front yard hold the key to replicate the required future parking akin to the next door medical centre. STCA.

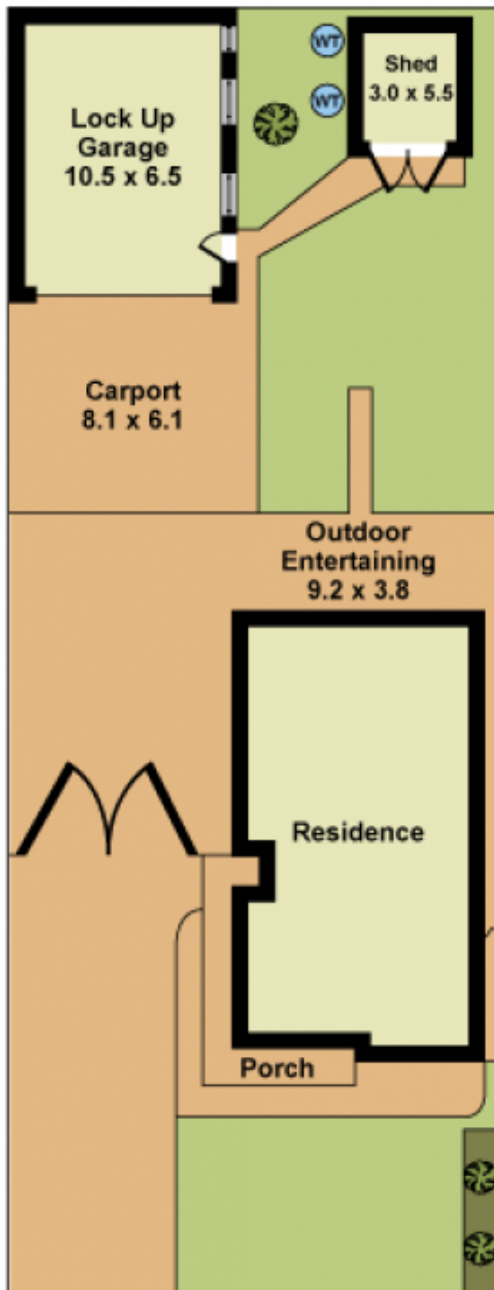
The sound classic brick residence features three

For full version visit the website

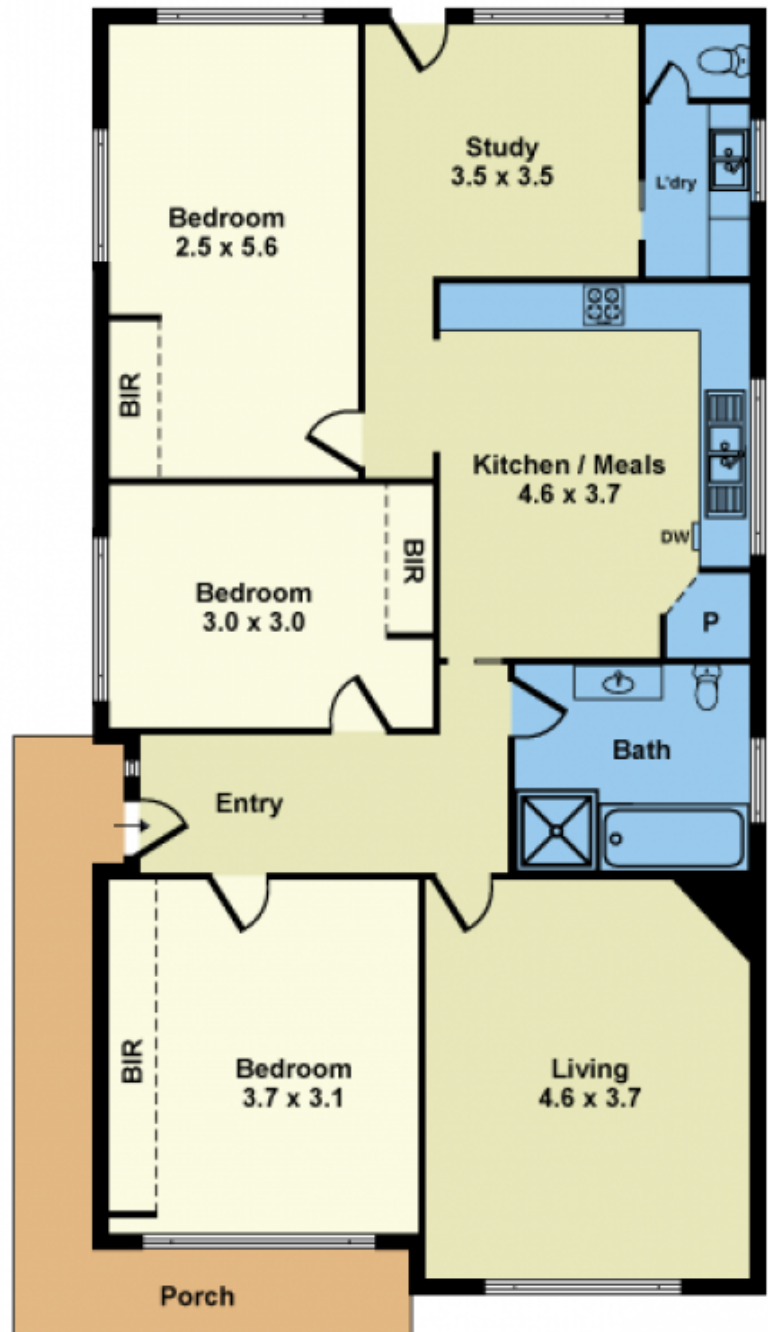
**Type** : House  
**Price** : \$850,000 - \$890,000  
**Land Size** : 696 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine/residential/house/8123947>



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**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.