

#### 4 Western Avenue Sunshine VIC

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A one of kind opportunity to secure a value packed allotment on a substantial 1058m<sup>2</sup>.

The residence is unique for the area as one of the only true residential properties in the area allowing opportunities as a large double storey private family home, work from home compound, retain as residential rental or prospect for the future with a development permit as the zoning is ideal for a large freestanding or multiple warehouse development.

The Residence: Solid 1980s double storey 5 bedroom, 2 bathroom family home.

The Studio: Self contained bedroom with bathroom, kitchen and laundry.

Warehouse: Open space working area secured at back of

<b>Type</b>	: Other
<b>Price</b>	: \$890,000 - \$950,000
<b>Building Size</b>	: 400 sqm
<b>Land Size</b>	: 1058 sqm
<b>View</b>	: <a href="https://www.douglaskay.com.au/sale/vic/west/sunshine/commercial/other/8135605">https://www.douglaskay.com.au/sale/vic/west/sunshine/commercial/other/8135605</a>

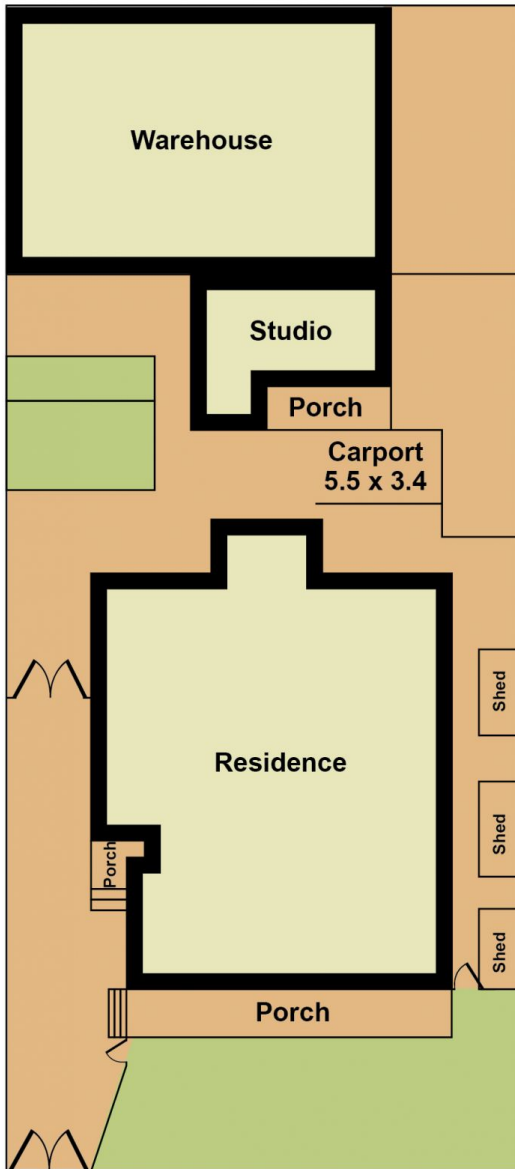
[For full version visit the website](https://www.douglaskay.com.au)



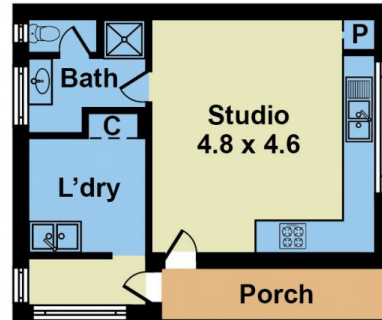
**Peter Kay**  
03 9312 7888



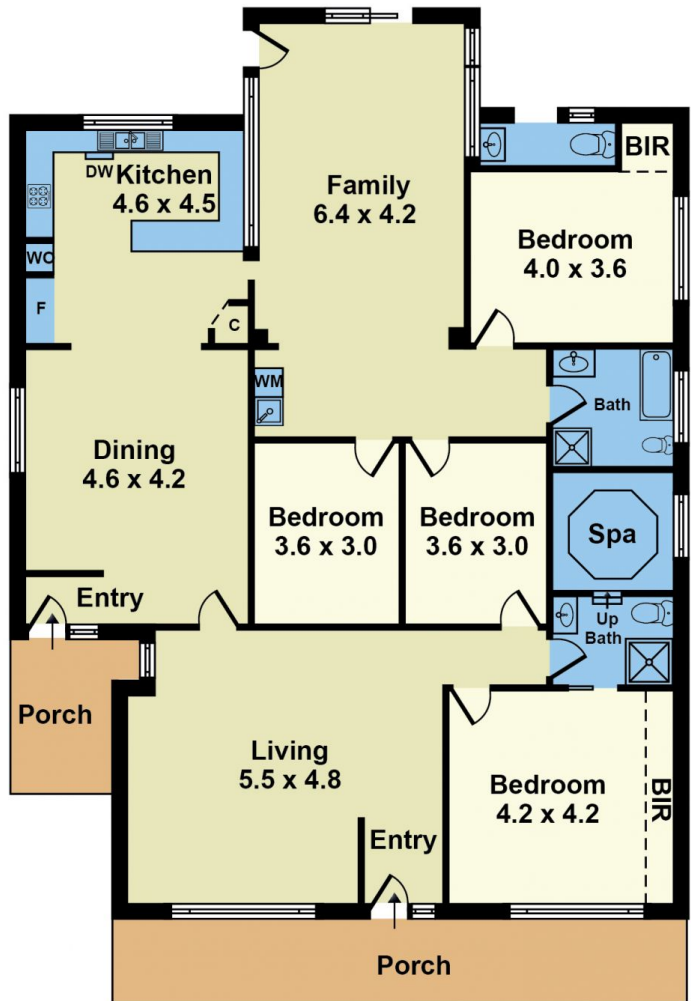
**Nick Christopoulos**  
03 9312 7888



**SITE PLAN**



**(Not In Position)**



**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.