

4 Western Avenue Sunshine VIC

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A one of kind opportunity to secure a value packed allotment on a substantial 1058m².

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

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

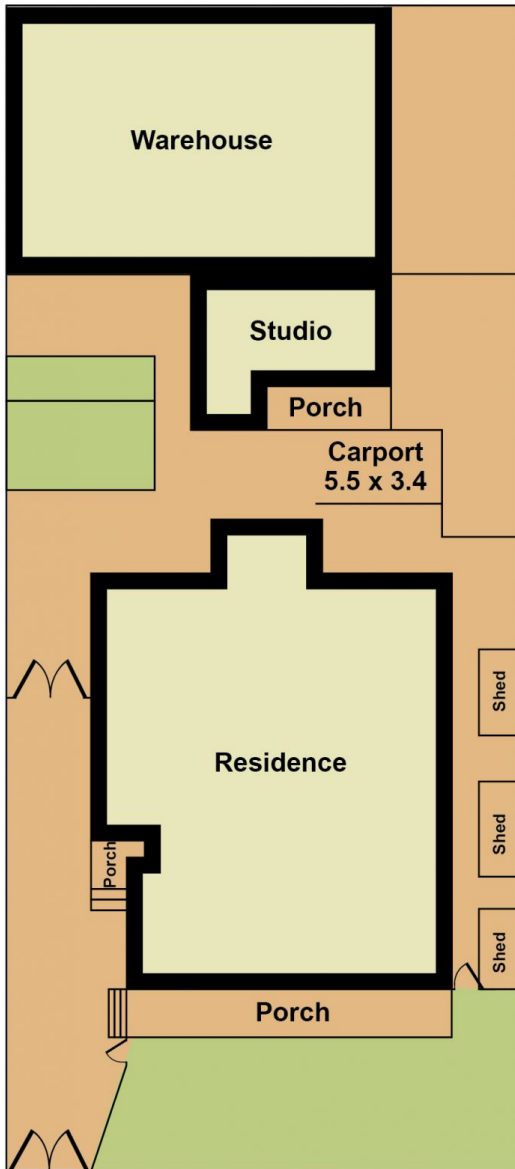
[For full version visit the website](#)



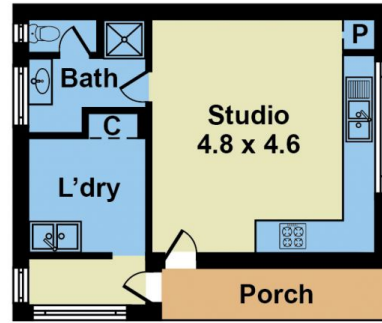
Peter Kay
03 9242 7888



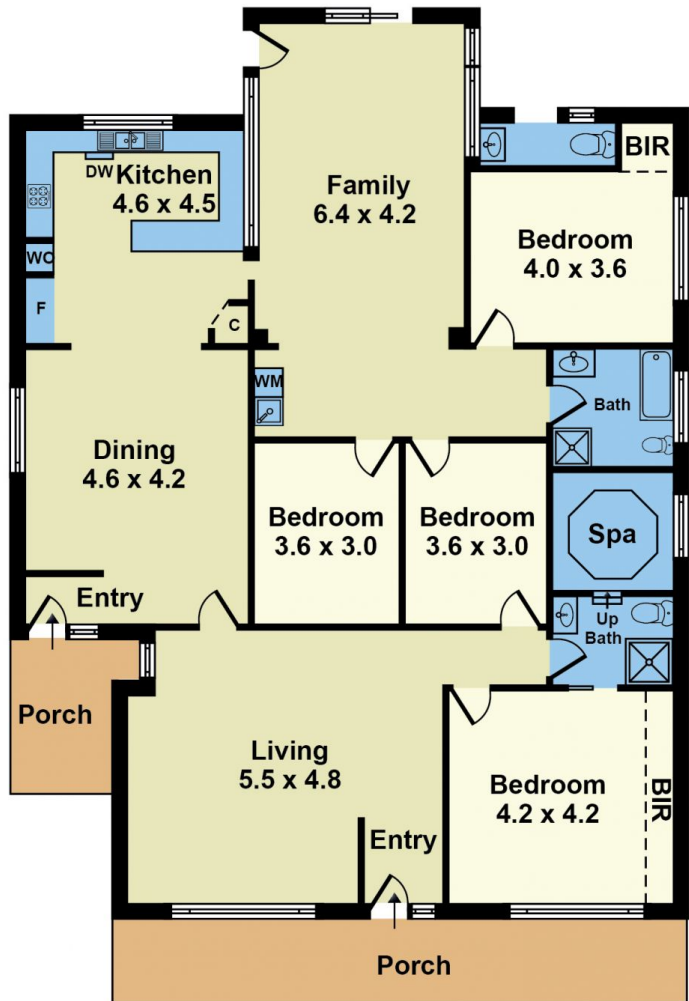
Nick Christopoulos
03 9242 7888



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.