

167-169 Sydney Road COBURG, VIC

## RE-DEVELOPMENT OPPORTUNITY WITH PLANNING PERMITS

- Versatile 2 storey dwelling located only 6 km from the CBD
- Outstanding retail shopping strip in a high capital growth area
- Prime location with great access to major arterials and public transport
- Potential 3 storey development (STCA) with front, side and rear access
- Right of way access plus 3 on-site parking at rear
- Land area: 368.5m<sup>2</sup> (approx)/ 3965 ft (approx)
- Dimensions: Frontage 11m Depth 33.5m (approx)
- Zoned Business 1
- Vacant possession - 10% Deposit, up to 90 day settlement

Contact Nazih Abbouchi on 0408 588 680 for further information.

\$ 1,150.68 p.w.

\$ 5000 p.c.m.

\$ 60,000 p.a.

LOVE & CO

**Love Commercial**

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