



491 St Georges Road Thornbury, VIC

3 1

Shop / Dwelling - Loads of Potential

Wide frontage and outstanding exposure introduce this potential-packed shopfront, complete with a three bedroom plus bungalow home on a generous 361m² (approximately). Renovate/build new/develop to realize your vision for the future, with opportunities to transform and invest, run a business and live on site and completely reimagine and bring a new development to life (STCA). With Commercial 1 zoning, it's in a vibrant locale with trams out front, close to trains, parks, cafes, schools, Miller Street Village and dynamic High Street.

- ? Big shopfront with exposed brick wall and heating/cooling
- ? Sunlit central living room leading to basic kitchen
- ? Generous bungalow/studio in largely paved rear garden
- ? Three substantial bedrooms and sizeable utility room
- ? Bathroom, central to bedrooms and living spaces
- ? Full of possibilities, limited by little more than vision

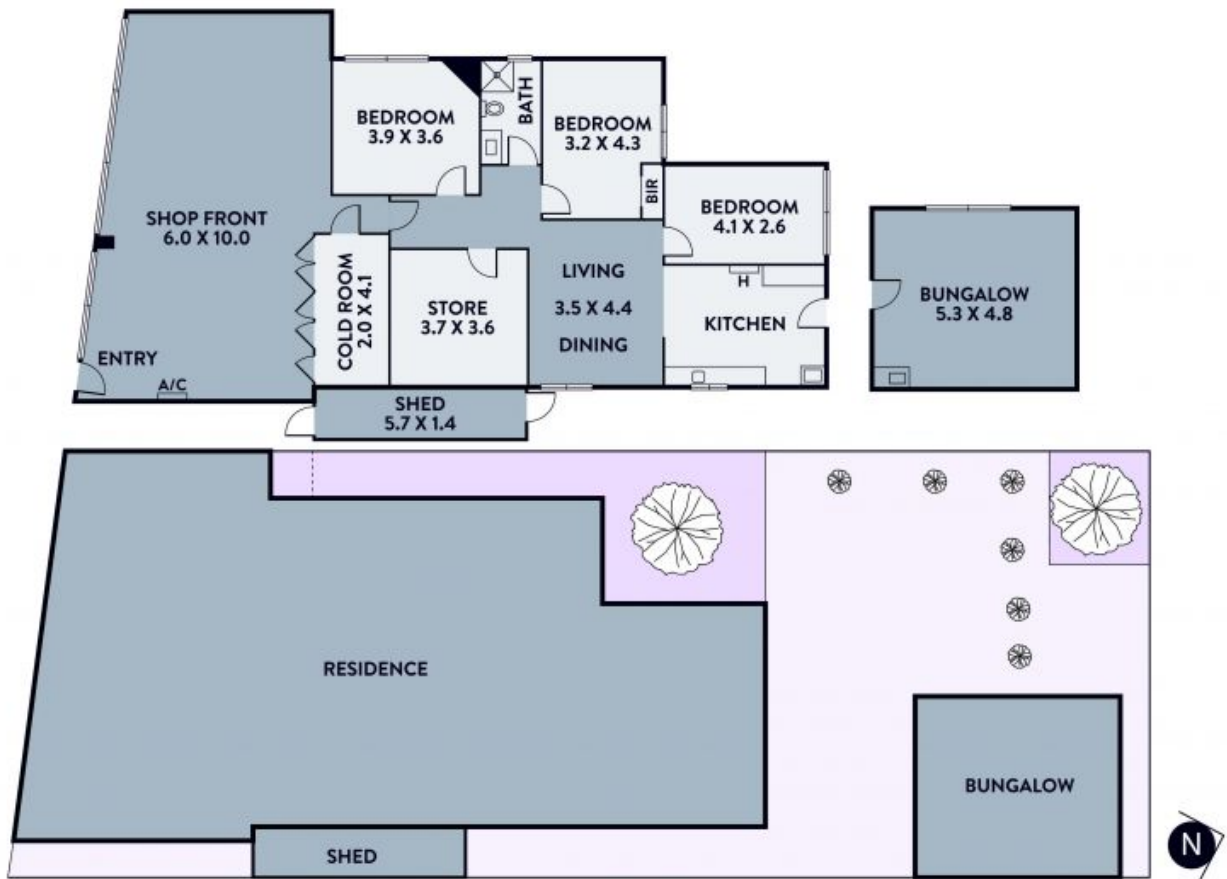
Price: \$1,000,000
Inspect: Saturday, 18th May 2024 11:30 - 12:00



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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

LOVE & CO

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