



## 227 Hampshire Road Sunshine VIC

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Superbly located on high traffic major retail and services strip moments from the Sunshine Transport Super-Hub planned as the future of Melbourne Airport Rail Link.

First time offered in 61 years. This double story, dual access shop front is ready for a smart operator to secure a bustling Sunshine CBD address. Alternatively, there is sensational high yielding scope as a first floor office or residential lease and ground floor shop front.

Strategically zoned Activity Centre 1 promoting high density, mixed residential/commercial development in one of the four major National Employment and Innovation Clusters under Plan Melbourne 2017-2050.

- \_Double Storey Brick Shop
- \_Separate access and utilities for dual tenancies.

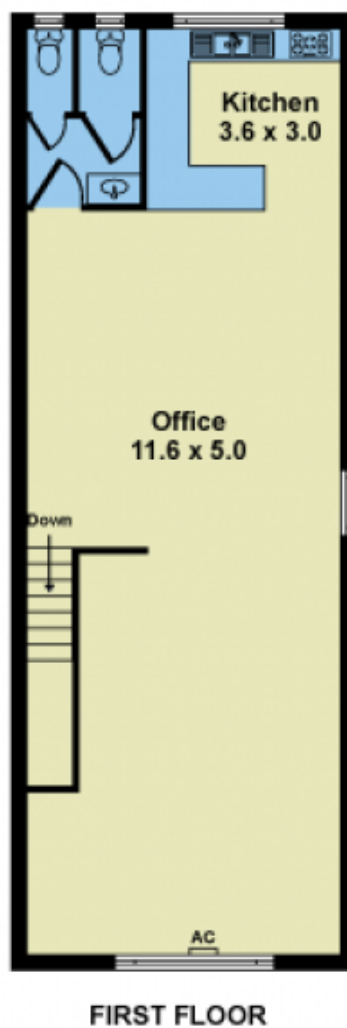
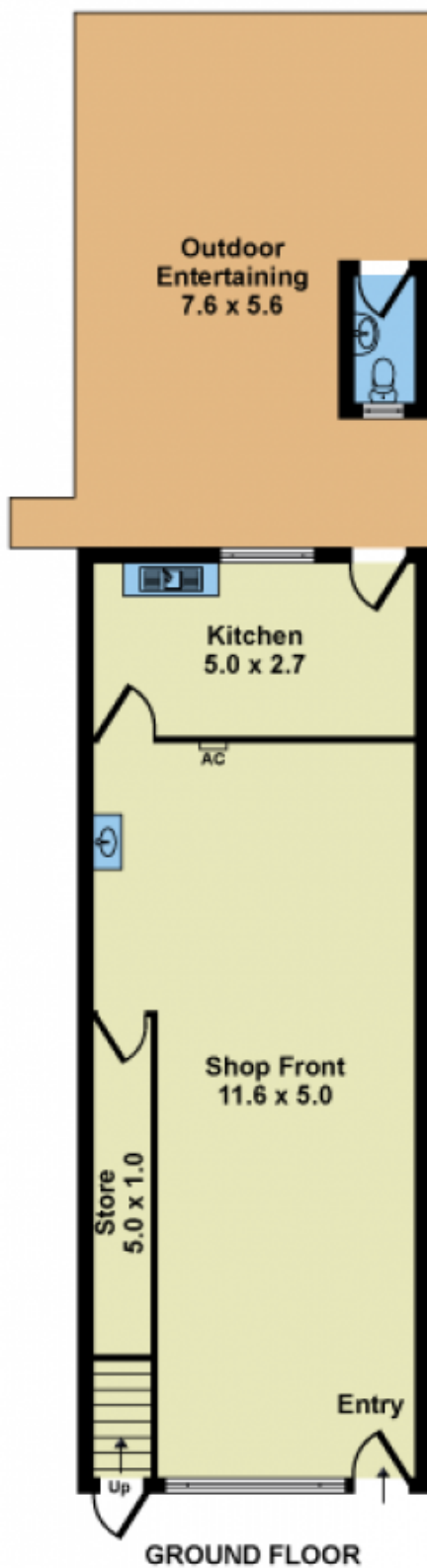
**Price** : \$ 1,370,000  
**Land Size** : 127 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/we/st/sunshine/residential/house/7793832>



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