



**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.

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

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.

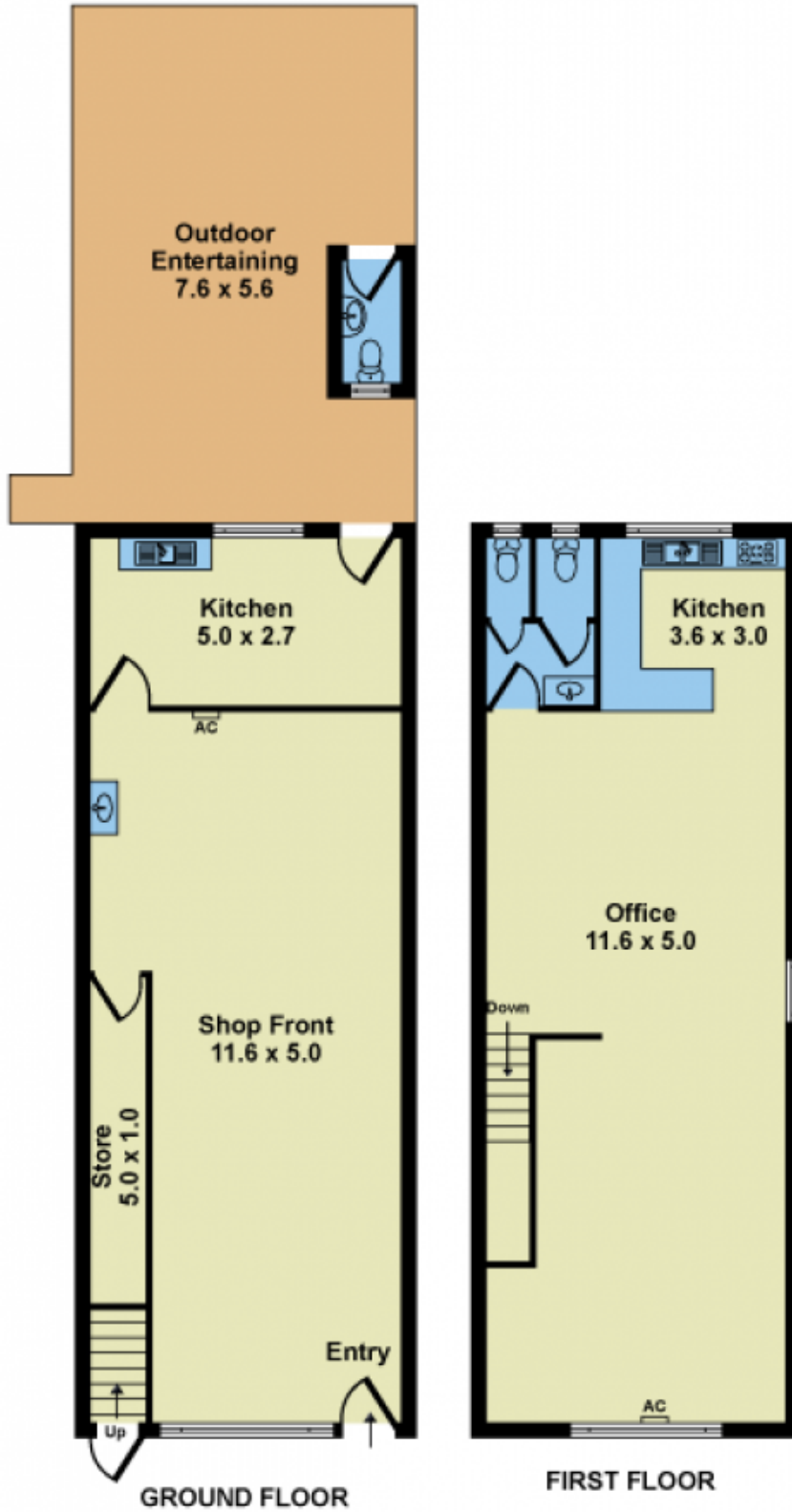


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03 9313 7888



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



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.