

**252 A&B Hampshire Road Sunshine VIC**

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First time offered in several decades with huge upside with Activity Zoning (ACZ1) residential and another use development potential supported by the wide rear lane via Mann Place.

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

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 2017-2020

\_Shop 252A- Lease commenced 16th October 2024. Term

[For full version visit the website](https://www.douglaskay.com.au)

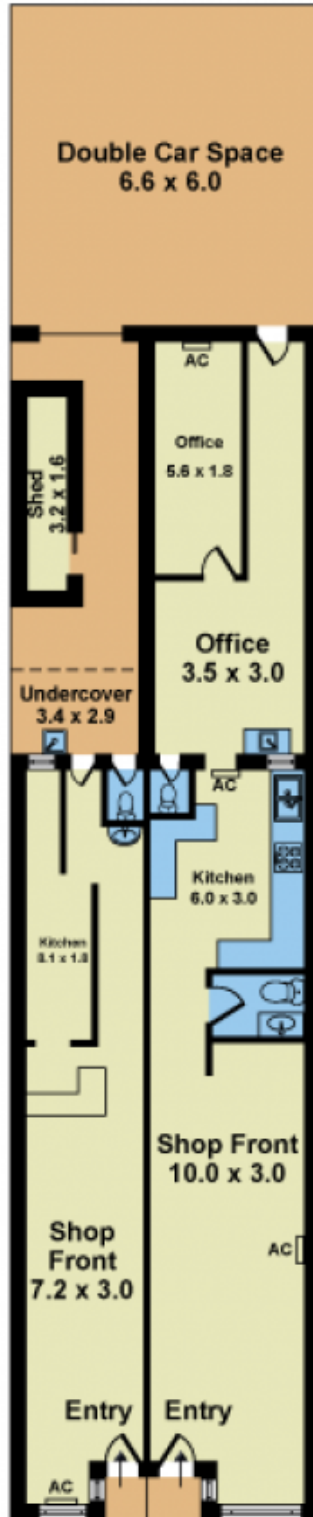
**Type** : House  
**Price** : \$1,400,000 - \$1,500,000  
**Building Size** : 170 sqm  
**Land Size** : 222 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine/residential/house/8691562>



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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.