



# 29 AUGUSTA AVENUE, CAMPBELLFIELD

## OFFICE OR RETAIL OPPORTUNITY

This excellent commercial property has endless options for business operators & investors, it has council approved plans for future development of double story residential 2-bedroom apartment including open plan living, modern kitchen & bathroom upstairs with separate access plus retail or office space downstairs. Flexible floor plat-subdivision with the ability to have two separate tenancies all with their own separate access and off-street parking. Ideal for professionals or retailers who work from home. No wasting time in heavy traffic to have more valuable time to run your business.

The property now offers single level street frontage in Augusta Avenue for retail or office space in Campbellfield within walking distance to Upfield Train Station & Barry Road Shopping Strip. Property features customer reception/waiting area, four professional private offices, three cubicles, kitchen/lunch area, Bathroom, 2 Showers & three water closets. Plenty of customer & staff car park in front, plus rear access to private car park in backyard & storage shed. Airconditioning split-systems for heating & cooling, security electric roller shutters throughout.

Property Features:

Commercial For Sale  
Listing ID : 40730  
Price : \$450,000-\$495,000

## Contact



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Multiple use for office or retail  
Zoned Commercial 1  
Hume City Council Land Area 174m2  
Formally approved development with Plans & Permits  
Close to train station and local shopping centre  
Augusta Avenue leads to Sydney Road 300m  
Airconditioning split systems  
Electric security roller shutters throughout  
Rear access carpark  
Front Off-Street carparking  
Upfield Train Station 1km  
Upfield shopping centre 1km  
Rental Potential \$30K Plus GST + Outgoings  
Vacant Possession

Please contact Serge Militello 0410 470 2... to book your Private Inspection.

