

5 ACTON ROAD, BASS, VIC, 3991



# FOR SALE

## SPECTACULAR COMMERCIAL BUILDING COMBINED WITH A QUALITY FEDERATION STYLE HOME

### The Commercial Building

The cleverly designed commercial building includes commercial kitchen & permit for Café/restaurant to seat 60, 1320 Square meters of floor space currently operating as a furniture business and no need to worry about traffic for your business plan as Tourism is a key economic driver on the Bass Coast & Phillip Island, which attracts over 1.85 million visitors annual and this incredible property is very visible to this traffic. Visitor numbers are projected to grow by 4.2% per year to reach over 4 million visitors by 2035, With the consistent growth rate averaging 2% annually the Bass Coast offers great opportunity for new business so why not make the step today and invest in your future.

Situated on 3.5 Acres of Prime highway frontage this is an incredible package including an amazing home and spectacular commercial Building for offer and suiting a multitude of Business this is unique and rare.

### The Home

This high quality federation style residence 3 bedroom and study open plan living for the adults and one for the kids dual doors on living rooms and study featuring a huge master bedroom including ensuite with dual vanity, from the immaculate skirtings to the quality appliances this home is simply beautiful, only 7 years old, and presents in new condition

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,750,000

OPEN FOR INSPECTION:  
N/A



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