



**SOLD**

## PRICE REDUCED FOR A SWIFT SALE

Owner's circumstances and instructions demand an immediate sale.

If you're searching for the smartest investment in Vincentia, you've found your lucky charm.

This 1015m2 property with a high-set home has the added advantage of General Residential zoning, which opens the door to a multitude of development and business potentials. Health clinics, neighbourhood shops, small business, tourist accommodation, (don't forget bed and breakfast and serviced apartments) are a consideration of this zoning.

Unit and villa developments in and around Beach Street are increasing, but opportunities to buy into properties with suitable zoning for these ventures are limited.

45 Beach Street Vincentia is fortunately placed within 500 metres of schools, beaches, bike and walking tracks, parks and picnic spots, shopping centres, cafes, restaurants, boutique shops, medical facilities and transport.

The potentials for this property are numerous, as it also makes for a terrific holiday or permanent rental until you're ready to transform the property into something more.

**PROFIT-MAKING SCHEME POTENTIAL -- CENTRAL TO EVERY FAMILY CONVENIENCE -- HIGH-DEMAND LOCATION**

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$690,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Elisse Carin**  
elisse@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)