



## 1/151 Lucy Victoria Avenue, AUSTRALIND, WA 6233

### Prime Commercial & Residential Opportunity in Clifton Park!

Perfectly positioned in the highly sought-after Clifton Park subdivision of Australind, this unique property offers an outstanding investment opportunity with both commercial and residential potential.

Bounded by the picturesque Collie River and located right next door to Clifton Park Primary School, the site has a long history of successful businesses â## from fish and chips to delis, arcade games, and more. Its proven track record, coupled with its high-visibility location, makes it an ideal choice for investors or owner-operators.

#### Property Features:

- Commercial space with excellent street frontage
- 3-bedroom, 1-bathroom unit attached, featuring an upgraded bathroom
- Kitchen and family room for comfortable living

**TYPE:** For Sale

**INTERNET ID:** 300P183521

#### SALE DETAILS

**Offers over \$450,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

- Side access to the rear of the property for added flexibility
- Located in a small complex with strong community appeal

Whether you're looking to run your own business while living onsite or secure a high-demand rental property with dual income potential, this rare offering is worth serious consideration.

Buyers note: property is to be sold in an as is condition.

Land rates: \$3251.32\*

Water rates: \$1463.16\*

Strata fees: \$

Built: 1981

Zoning: Commercial

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 394.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 3
- Bathrooms: 1





