



**13 Highview Drive, Doncaster VIC 3108**

## Home Office with Upside

A classy office/shop with 2 bedroom residence, offering endless opportunity to renovate or redevelop (STCA) in a boutique location. Land area of 205sqm (approx) boasting flexible Business 1 zoning.

Existing office area comprises high quality work stations, high ceilings, kitchenette and frosted glass front with ability to convert back to original shop front if desired.

A 2 bedroom residence in need of renovation offers a brilliant opportunity to add value, including up to 4 carparks via R.O.W.

Current rental potential of \$30,000 per annum, rising land values and an excellent neighbourhood underpin the val

Offices  
FOR SALE

250sqm



**Lincoln Reynolds**

+61 457 930 093

lincoln.reynolds@ap.jll.com