



**446 Neerim Road, Murrumbeena VIC 3163**

**Prime Freehold with Dual Frontage Opposite Murrumbeena Station**

Ray White Commercial is delighted to present to market for the first time in nearly 30 years a rare piece of commercial real estate located in the heart of the Murrumbeena Village Precinct.

This is a fantastic opportunity to acquire what we feel is an absolute must for any astute investor, developer or owner occupier. What makes this offering all the more enticing is that the property benefits from having two street frontages making any plans for development in the future all the more appealing!

The shop itself is 130m<sup>2</sup>\* and has been recently renovated with freshly painted walls, suspended ceiling and lighting making it ready to occupy or lease immediately. The two (2) bedroom residence has been

Retail  
FOR SALE

250sqm

**Ray White**

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