



**103 Rosamond Rd, Maidstone**

## VERSATILE RESIDENTIAL OR COMMERCIAL OPPORTUNITY!

This prominent mixed-use opportunity combines a high-exposure retail shopfront with a spacious two-bedroom residence, offering flexible occupancy or dual-income potential.

Positioned on a strategic corner site along Rosamond Road—directly linking Melbourne's western suburbs to the Highpoint Shopping Precinct—the property benefits from outstanding visibility and significant development upside (STCA).

Zoned Mixed Use and less than 1km to Highpoint and only 10km to Melbourne CBD, this property presents a rare chance to secure a truly versatile holding with strong long-term potential.

### Key Features include:

- Land Area: 325 sqm\*
- Building Area: 210 sqm
- Separate Meters for Dual Leasing
- Vacant Possession Offered
- Significant Exposure to Rosamond Road
- Residential Development Potential (STCA)
- Concept Plans for 3 Bed Townhouse (STCA & parking waiver required)
- Ideal for Owner Occupiers, Investors or Developers
- Close Proximity to Highpoint Shopping Centre & Public Transport

For further information on this asset or to discuss your Maidstone property requirements, contact:

NSL Property Group

1 325 m2

**Price** Price Guide \$950,000 to \$1,045,000

**Property Type** Commercial

**Property ID** 306

**Land Area** 325 m2

**Office Area** 210 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

### OFFICE DETAILS

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