

#### 4 Pinnaroo Avenue Clifton Springs VIC

A prime positioned commercial land parcel in the established Jetty Road retail precinct. Looking for a small-scale development opportunity or keen to expand on the commercial sector of your portfolio?

- Planning permit already granted offering a ready-made development opportunity
- Acquire and take advantage of this affordable 204sqm approx site.
- The land assets of the site are length and potential height to capture ocean views.
- Build for dual occupancy with street level retail and second story apartment
- Set amid an established retail strip and residential area, and close to civil facilities.
- Existing businesses inc: milk bar; bottle shop; fish & chips and medical centre.
- Excellent parking with a separate generously sized designated area.
- All development STCA.

The gentrification of this residential pocket is on the horizon. The economic growth indicators already present

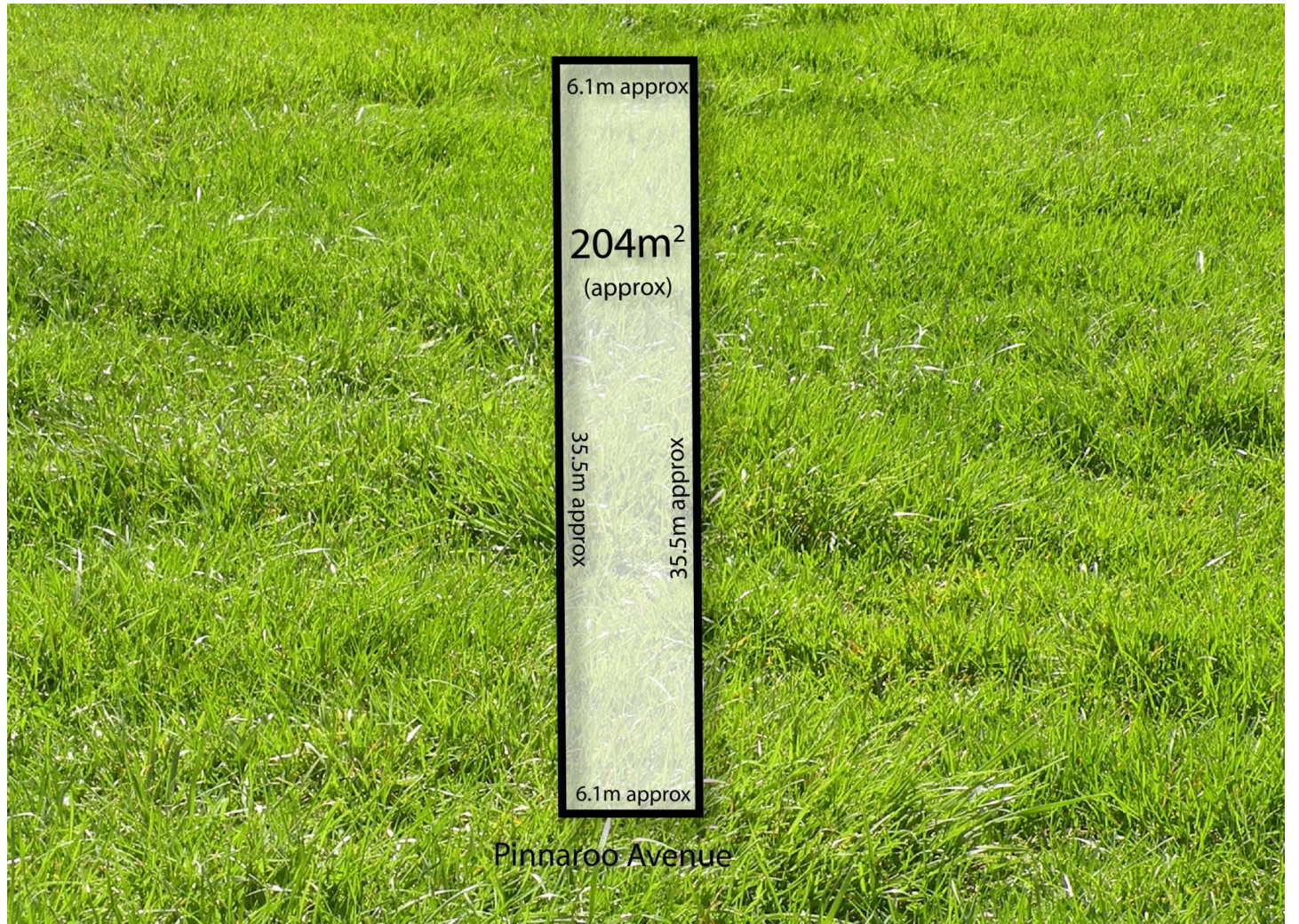
**Price** : \$ 170,000  
**Land Size** : 204 sqm  
**View** : <https://www.bellarineproperty.com.au/4224255>



**Lee Martin**  
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6.1m approx

204m<sup>2</sup>  
(approx)

35.5m approx

35.5m approx

6.1m approx

Pinnaroo Avenue