



57 The Mall Heidelberg West, VIC

**THREE FOR THE PRICE OF ONE!!!**

Substantial Shop of 161m2 with a upstairs residence comprising two large bedrooms, separate kitchen, bathroom and lounge overlooking its own private terrace. Plus an additional lock up shop of 50m2 with frontage to Oriel Road.

All currently leased, Shop One with residence at \$12,023.28pa and Shop Two at

\$7968.84pa returning a total of \$19992.12pa.

Great potential to renovate and update.

Call anytime for inspection!

**Price:** \$620,000

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



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