# 23 Dumburra Avenue CLIFTON SPRINGS, VIC

## Prime Commercial Site on the Bellarine

This excellent corner block sits at the top of the Dumburra Avenue shopping strip in Clifton Springs and has the advantage of two retail frontages.

Business owners and smart investors will recognise the real potential for success here, with the opportunity to build a retail store, showroom, or office on the ground level, and a residential apartment on the first floor (STCA). This concept is enhanced by the stunning views across the bay to the You Yangs beyond.

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|---|---|
| **Price:** | $150,000 - $160,000 |
| **Property Type:** | Development |
| **Land:** | 186 m2 |

HAYDEN

**Hayden Real Estate - Ocean Grove**

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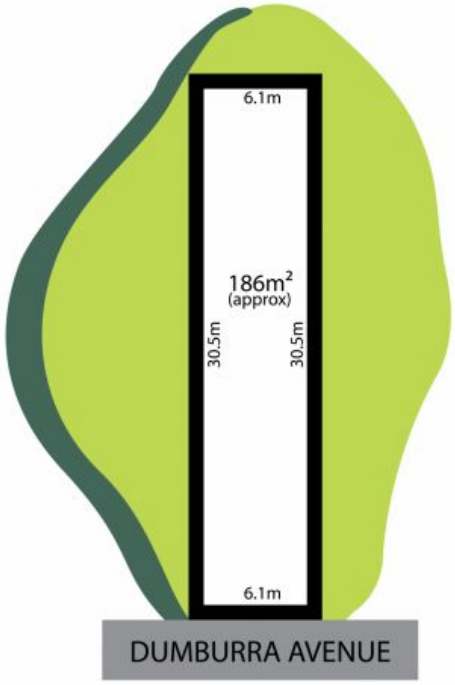


Approx Land Area 186m²

Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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