



79 Great Ocean Road Aireys Inlet, VIC



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## UNIQUE GREAT OCEAN ROAD FOOTPRINT

A rare and mixed use coastal freehold opportunity presenting two separate retail spaces (one under lease), and one including an upstairs three bedroom residence, adjacent Aireys Inlet's Painkalac Creek. A super site of 1720 sqm (approx.) with the majority of freehold land waiting to be unlocked.

Providing the rare ability to combine an existing income level with upside of future development opportunities for the entire site (STCA). With 20 metres to the world famous Great Ocean Road, the location will underpin whatever your decision.

Explore the many opportunities that exist.

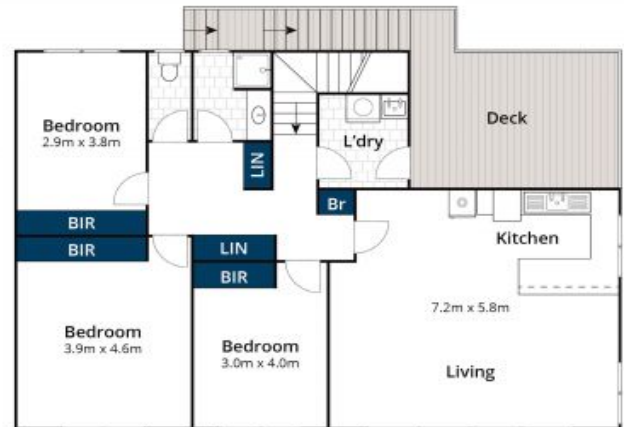
**Price:** \$1,900,000

**Ian Stewart**  
0418 522 571

**James Worssam**  
0418 585 815



Ground Floor

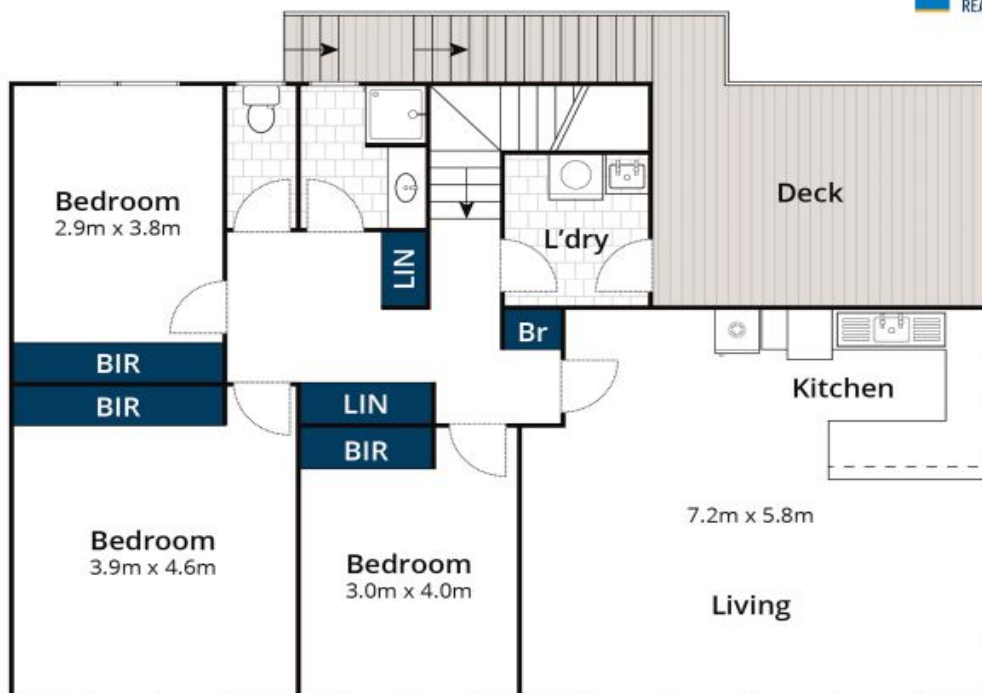


First Floor

Approx House Area 247m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.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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Approx House Area 130m<sup>2</sup>

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