



## 176 Imlay Street Eden

### PANORAMA BY THE SEA

Irreplaceable main street holding comprising 3618m<sup>2</sup> (3 separate titles and 2 street frontages) of prime real estate zoned MU1 Mixed Use providing excellent flexibility. The property boasts breathtaking bay and ocean views and an outstanding north easterly aspect. Current improvements include 10 fully let brick veneer (3x1 bedroom & 7x2 bedroom) units, commercial shop/office and storage shed - **Exceptional & gilt edged**. Copy of contract, information memorandum and all inspections contact selling agent Chris Wilson.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

🛏 17 🏠 10 🚗 20 📏 3,618 m<sup>2</sup>

<b>Price</b>	\$3,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1955
<b>Office Area</b>	0
<b>Land Area</b>	3,618 m <sup>2</sup>

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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