

128 PERCIVAL RD STANMORE





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Introduction

Positioned in a highly convenient Inner West location, 128 Percival Road, Stanmore presents a versatile mixed-use investment opportunity just moments from Stanmore Railway Station. The property benefits from excellent connectivity, strong surrounding amenity, and consistent demand from both residential and commercial tenants.

Comprising a combination of residential accommodation and retail space, the asset delivers diversified income streams within a tightly held and well-established suburb. Well-presented throughout, the building offers a low-maintenance investment with scope to benefit from ongoing rental growth in a high-demand market.

Set within walking distance to transport, cafés, and local conveniences, 128 Percival Road is ideally positioned to capitalise on Stanmore's enduring appeal, making it an attractive opportunity for investors seeking both stability and long-term upside.

Key Highlights:

- Mixed-use building in a highly sought-after Inner West location
- Three renovated residential units comprising two one-bedroom apartments and one studio
- Street-facing retail tenancy with strong exposure
- Low-maintenance investment offering ease of management
- Currently returning \$144,034.80 per annum with scope to increase
- Strong underlying rental demand supported by a tightly held and well-connected suburb





Location Overview

Stanmore is a highly regarded Inner West suburb located approximately 6 kilometres from the Sydney CBD, offering a seamless blend of character, convenience, and lifestyle appeal. Defined by its tree-lined streets, heritage homes, and evolving residential landscape, the area attracts a broad demographic including families, professionals, and students.

The suburb benefits from strong transport connectivity, with Stanmore Railway Station providing direct access to the T1 Western Line, ensuring efficient links to the CBD and surrounding precincts. A well-established bus network further enhances accessibility.

Stanmore's vibrant village atmosphere is supported by a diverse mix of cafés, dining options, and local retail, while green open spaces such as Stanmore Park contribute to its strong lifestyle offering. Its proximity to key institutions including the University of Sydney also underpins consistent demand, particularly from the student and rental market.

Overall, Stanmore represents a tightly held and well-connected location, combining lifestyle amenity with enduring appeal for both residents and investors.

Property Images



Property Images



Executive Summary

ADDRESS 128 Percival Road, Stanmore

TITLE REFERENCE LOT 42 DP2871 SEC G

DESCRIPTION Retail Shop Front, 2 x One bedroom units and 1 x Studio unit

LOCATION Stanmore

SITE AREA 221.3 Sq.m

ZONING E1: Local Centre

COUNCIL Inner West

EXPENSES

Council Rates P/A:	\$5,971.18
Water Rates P/A approx.:	\$1,480.94
Units are separately metered and usage is payable by each tenant.	
Annual Block Cleaning:	\$4,800.00
Insurance (Inc Landlord Insurance)	\$8,222.00



Financial Summary

128 Percival Road, Stanmore				
Unit Number	Bedrooms	Bathrooms	Lease Expiry	Current Rent p/w
1	1	1	18/07/2024	\$670.00
2	Studio	1	12/08/2026	\$620.00
3	1	1	02/11/2025	\$640.00
Commercial	Commercial	1	29/02/2028	\$839.90

Total Rent Per Week	\$2,769.90
Total Rent Per Annum	\$144,034.80

Commercial Expenses	
Water Usage	30%
Water Rates	50%
Council Rates	50%



Method of Sale

Auction

This is an exceptional opportunity to acquire a fully tenanted, high-quality building in a prime South West Suburb location. The property is being offered for sale via public auction..

For more details about this remarkable investment, please contact the exclusive agents at "Exclusive Real Estate."



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