



High-Exposure Mixed-Use Investment with Dual Shopfront & Rear Lane Access

\$1,280,000-\$1,380,000

Set on a 202sqm block in a high-exposure position, this versatile mixed-use property offers strong street presence, rear lane access, and outstanding flexibility for investors or owner-occupiers.

The ground floor features two adjoining shopfronts, ideal for retail or office use, with a separate entry to the residence. Upstairs, the layout includes a spacious lounge and dining area, updated kitchen with gas cooking, bathroom, internal laundry, and an additional outdoor toilet.

Accommodation comprises Two, can be converted into three well-proportioned rooms, including a large main with walk-in robe and a study nook.

At the rear, rare triple parking is provided via lane access, including a double and single garage.

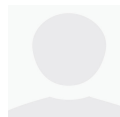
Key Features:

- + DA approved for a Community Centre
- + DA approved for an extension
- + High-profile location with strong exposure
- + Dual shopfronts + separate residential entry
- + Updated kitchen with gas cooking
- + 2/3 rooms + study nook
- + Bathroom + extra outdoor toilet
- + Rear lane access with 3-car parking
- + 202sqm block (approx.)

Outgoings (approx.):

Water: \$131 p/q | Council: \$437 p/q

A flexible asset with multiple income and usage possibilities in a tightly



Fadi (Eddie) Bechara



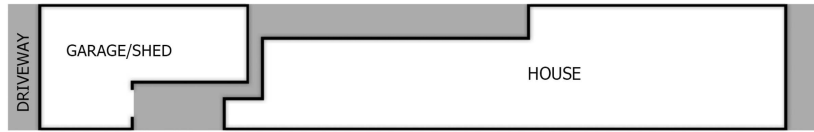
Roia Hassani
Sales Associate

Amenities

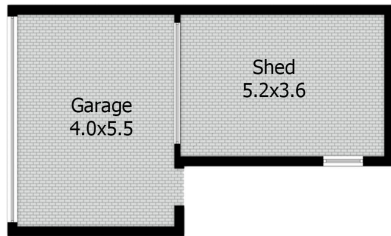
- Retail
- 2 Garage
- Carport

held commercial corridor.

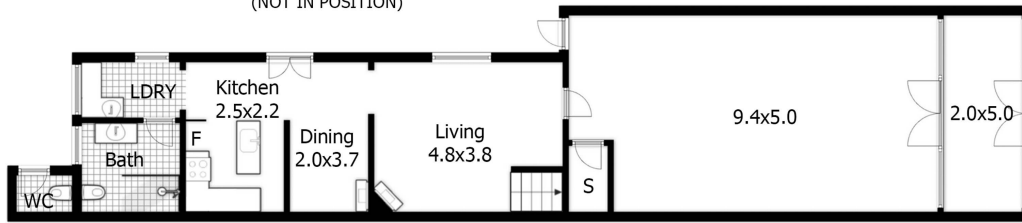
Disclaimer: We have been furnished with the above information, however, Laing + Simmons – Blacktown Property Agents gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.



SITE PLAN



FIRST FLOOR



GROUND FLOOR

FLOOR PLAN



DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The Marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

Laing + Simmons Blacktown Property Agents

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