



## 684 Parramatta Road Croydon, 2132 NSW

An outstanding leasing opportunity in a prominent Inner West location, featuring 256m<sup>2</sup> and offering exceptional exposure and dual functionality.

This well-appointed commercial premises with an integrated residential component is strategically positioned on Parramatta Road, one of Sydney's busiest thoroughfares, ensuring excellent brand visibility and accessibility for discerning businesses.

### Commercial Space (Ground Floor):

- Prominent shopfront with high vehicular and pedestrian exposure on Parramatta Road
- Versatile and adaptable floorplan suitable for retail, professional services, showroom, or office use (subject to council approval)
- Generous frontage enabling superior signage and branding opportunities
- Direct street access designed to enhance customer engagement

### Residential Accommodation (First Floor):

- Self-contained two-bedroom apartment, comprising a modern kitchen, bathroom, and living areas

For Lease Contact Agent

BOND: \$0  
AVAILABILITY: AVAILABLE NOW

### Inspect

Inspection of this property is available strictly by arrangement only.

Stevan Vuk-Luboya

✉ [stevan@richardmatthews.com.au](mailto:stevan@richardmatthews.com.au)

☎ 0402 003 003

Belinda Miller

✉ [belinda@richardmatthews.com.au](mailto:belinda@richardmatthews.com.au)

☎ 0421 800 656



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