



Richard Matthews
REAL ESTATE



9 & 10/3 Richmond Avenue Sylvania Waters, 2224 NSW

Premium Double Shopfront Opportunity in High Exposure Sylvania Waters Setting

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POTENTIAL:

Set within a boutique waterside complex, this rare double shopfront offering presents an exciting opportunity for investors or business owners looking to establish or expand in a well regarded pocket of Sylvania Waters. Currently configured and operating as a successful hair and beauty salon, this dual space premises is ready to go with high exposure and flexible commercial potential.

- Established, long standing tenant operating a thriving salon business
- Fitted out with high end salon infrastructure and versatile consultation rooms
- Returning approx. \$77,016.38 + GST per annum

PROPERTY:

- Generous and light filled open plan workspaces with large window frontage
- Quality finishes including timber flooring and tiled wet areas
- Two kitchenettes, internal storage, and bathroom amenities
- Stylish fit out with LED lighting throughout

For Sale | \$1,380,000 - \$1,450,000

Inspect

Inspection of this property is available strictly by arrangement only.

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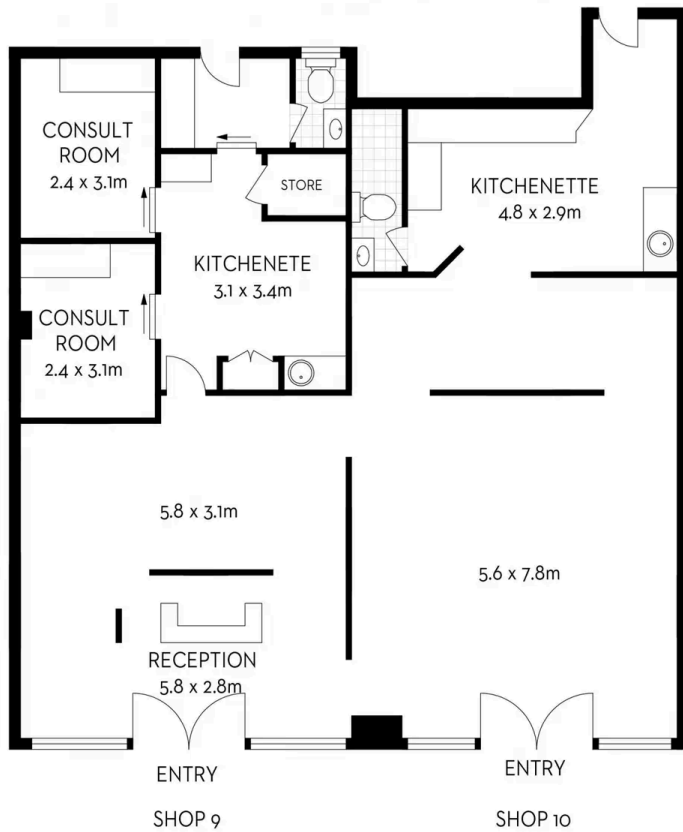
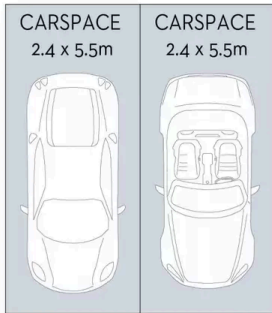
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Shop 9&10/3 Richmond Avenue, Sylvania Waters



Floorplan Disclaimer: This floorplan/site plan is intended as an approximate guide only. No representation or warranties of any nature are given or intended and any person or company using this information other than as a guide should always rely on their own enquiries.