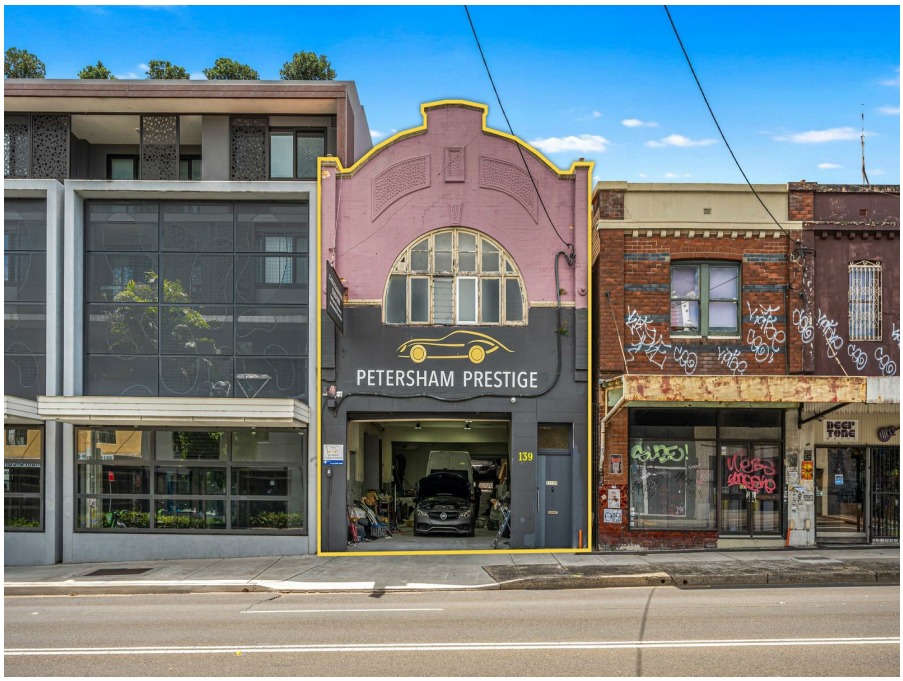
LJ Hooker Ashfield
216 Liverpool Road,
ASHFIELD NSW 2131

139 New Canterbury Rd, Lewisham, NSW 2049

Sold - $2,690,000

Other 3 1















High-Exposure Inner West Freehold with Strong Income & Futur

A rare opportunity to acquire a highly visible two-storey mixed-use freehold in the heart of Lewisham, anchored by an established smash repair workshop and complemented by a three-bedroom residence. Situated on New Canterbury Road within Sydney's vibrant Inner West, this versatile property delivers strong dual-income returns with a potential Gross Annual Income of $135,000 pa and presents excellent future upside, including possible redevelopment potential (STCA).

Open for Inspection

By Appointment.

Key highlights:
-Land area: 240 sqm approx*
-Building area: 340 sqm approx*
-Long-established smash repair workshop with prominent street frontage
-Three-bedroom residential dwelling offering separate access and strong rental appeal
-Potential Gross Annual Income of $135,000 pa
-Potential to capitalise on Inner West growth and planning frameworks to add density or alternative uses (STCA)
-On-site parking with rear lane access and excellent exposure to high traffic flows
-Well connected to transport including Lewisham Train Station, Light Rail and multiple bus routes
-Positioned within a dynamic precinct of retail, commercial and residential amenity in Lewisham's Inner West locale

This offering presents an outstanding platform for investors or owner-occupiers seeking a rare mixed-use asset with both stable income and future repositioning upside in a tightly held Sydney market.

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