

2-4 Melton Street South Sth, Auburn, NSW 2144

\$1,850,000 to \$1,950,000 - Price Guide

House   



WHAT AN OPPORTUNITY - OWNER OCCUPY OR DUAL INCOME INVESTMENT

A rare opportunity to secure an something unique. Currently occupied by long term tenants by a family day care on one side, and an accountants office on the other, this property is an ideal opportunity for a dual income investor, or an owner occupier to purchase and operate your business from one office or both offices, or use one side and rent out the other to another business.

Open for Inspection

By Appointment.

Or potentially, live in one side , and run your business from the other.

2-4 Melton St South offers this opportunity. Leased since 2014 to a family day care on one side, and an accountants office on the other, each side is set up to be business specific, and each side has 2 courtyards, bathrooms and kitchenette, and off street parking to 4 carspaces at the rear of the property.

Ideally positioned next to a Primary School, with plenty of local businesses (small and large) on Parramatta rd, nearby, easy street parking for customers, and easy access to Parramatta rd, Silverwater rd and the M4

Looking for a property to own and operate your business? Could it suit an SMSF purchase ? This dual income property is hard to find, and a rare opportunity in the growing area of Sydney.

Total Land area: 367sqm

Cumberland Council Zoning - E3 - Productivity Support

Sizes -

Day care - 67sqm plus 2 courtyards and 2 carspaces

Accountant - 67sqm plus 2 courtyards and 2 carspaces

Total current rental income -

Listed By

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