

31 & 33 Villawood Pl, Villawood, NSW 2163

Expression of Interest

Retail Shop



Two Retail Shops + Two 2-bedroom Flats | E1 Local Centre Zon

An outstanding opportunity to acquire two freestanding, double-brick retail properties together with two separate 2-bedroom flats above, offering a rare combination of established commercial income, residential accommodation and future upside in a growing Western Sydney location.

Open for Inspection

By Appointment.

Positioned within the established Villawood local centre, 31 & 33 Villawood Place provides a diversified investment comprising two retail premises, two 2-bedroom flats and two lock-up garages, with all four tenancies currently leased generating a combined gross rental income of \$54,000 per annum. (Please note this is well below market value and scope to increase rent is very achievable)

The property is ideally suited to investors seeking a secure income stream from a mixed-use freehold asset, with the added benefit of prominent retail exposure and residential accommodation above.

PROPERTY HIGHLIGHTS

- * Two freestanding retail shops
- * Two separate 2-bedroom flats above
- * All double-brick construction
- * Two lock-up garages with rear laneway access
- * Established commercial and residential tenancies
- * Current combined rental income of \$54,000 p.a.
- * E1 Local Centre zoning
- * 27m maximum height of building as advised
- * Offered in one line by Expressions of Interest
- * Versatile mixed-use investment with potential for future capital growth and redevelopment, subject to council approval

Located within an established local commercial precinct, Villawood Place benefits from a strong surrounding residential population and convenient access to established shopping, transport, schools, public carpark and recreational facilities.

The property is positioned close to Villawood Town Centre, providing access to everyday retail and services. Fairfield City Council identifies the Villawood Town Centre as an area undergoing urban renewal, with planning initiatives aimed at revitalizing the centre and supporting additional housing and economic activity.

Listed By

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