

35-37 Deniliquin St, Tocumwal, NSW 2714

Sold - 23/07/2025

House 3 1 1



## Exceptional Freehold Opportunity in the Heart of Tocumwal

Kerr Real Estate is Excited to Present an Exceptional Freehold Opportunity in the Heart of Tocumwal's CBD

This strategically located property offers an array of possibilities for occupation, investment, or development (STCA), making it a unique asset in a thriving community.

### Property Highlights:

**Prime Location:** Featuring three prominent shopfronts with excellent visibility along a bustling main street, complemented by a residential unit with direct access to the picturesque Murray River at the rear, this property is strategically positioned for maximum exposure.

**Accessibility:** The residence is conveniently reachable from the sealed street behind, ensuring ease of access for both residents and customers.

**Size and Layout:** The site spans approximately 695 sqm, with a Net Lettable Area of around 140 sqm across its commercial spaces, detailed as follows:

**Shop 1: Vintage Boutique** – Approximately 45 sqm, currently generating a rental return of \$12,000 per annum (approx).

**Shop 2: Real Estate Office** – Approximately 50 sqm, with a current rental return of \$18,000 per annum (approx).

**Shop 3: Untenanted** – Approximately 45 sqm, offering versatile potential for retail or office usage, with an estimated rental return of \$14,000 per annum (approx).

**Rear Residence:** A comfortable 3-bedroom, 1-bathroom home featuring a kitchen, living area, and carport, with a potential rental income of \$400 per week.

### Community Overview:

Tocumwal is a highly sought-after tourist destination nestled along the Murray River. It boasts a vibrant community that attracts both permanent residents and seasonal visitors. The area features a range of amenities, including a renowned golf course, water sports, camping facilities, holiday accommodations, restaurants, and established retail outlets.

This remarkable property presents an unparalleled opportunity to capitalize on a flourishing market. Whether you are looking to invest or develop, this freehold offering is not to be missed.

### Listed By

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### Open for Inspection

By Appointment.