

7/26 Princes Hwy, Narooma, NSW 2546

\$1,995,000

Block of Units 4  3  1 



## Prime Residential & Commercial Investment in High-Traffic

Offering a rare combination of established commercial income and comfortable residential living, this corner property is perfectly positioned in a busy, flat area of Narooma, providing excellent exposure and easy accessibility. Ideal for investors or owner-occupiers, the property benefits from long-standing tenants and a highly visible location. Details of the income available on request.

**Open for Inspection**

By Appointment.

### Key Features:

- Shop 1: Narooma Thai Restaurant – 130?sqm: Fully equipped commercial kitchen and dining area, consistently leased to a long-standing tenant, offering reliable rental income and a popular dining destination in town. Current Lease in place to June 2026 for \$850 per week.
- Shop 2: Songbee – 71?sqm: Well-known retail space within the Narooma community, providing another stable tenancy. Lease in place to July 2026 at \$400 per week.
- Unit 1: 2?Bed, 2?Bath Residential Unit – 106?sqm: Spacious upstairs apartment with new flooring, perfect for comfortable long-term living or additional rental income. Lease in place to June 2026 at \$300 per week.
- Unit 2: 2?Bed, 1?Bath Residential Unit – 79?sqm: Another upstairs unit featuring a functional layout and light-filled spaces. Lease in place to June 2026 at \$240 per week.
- Parking & Access: Four dedicated car spots for tenants including a secure lock-up single garage, plus additional strata parking for customers.
- Location & Exposure: Situated on a highly visible corner block in a flat, high-traffic area, offering excellent passing trade and easy accessibility for both commercial and residential occupants.

This property represents a solid investment with multiple income streams, combining the security of established commercial tenants with the flexibility of two modern residential units. With long-term leasing in place and a prime location, it's a standout opportunity in Narooma's commercial precinct.

### Additional Information:

#### Listed By

John Murray

