

Coogee, NSW 2034, address available on request

Sold - 19/04/2010

Townhouse 3 2 2



## Your building at the beach includes potential & return

This 3 level building in the heart of Coogee has it all.

Potential & return.

2 residential apartments: a two bedroom and a one bedroom produce income and have potential to upgrade to increase their rental return.

The leased shop includes stability and built-in rent increases.

The rear lane access was recently resurfaced and includes 2 car parking spaces.

Potential to expand the building upwards and at the rear (subject to council approval).

This is your opportunity to own a whole building in the heart of Coogee.

### Open for Inspection

By Appointment.

### Property Features

- Building at the beach with income
- Potential to expand (STCA)
- Commercial/residential mix
- 1 shop, 2 apartments, 2 parking
- Rear lane access

### Listed By

Terry Hertford

Phone: (02) 93157777

Mobile: 02 9315 7777

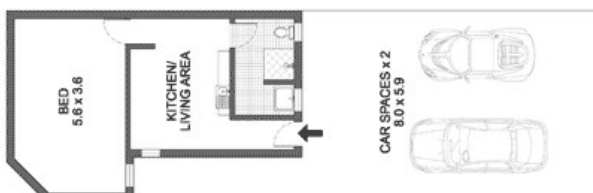


Floorplan

**For Sale**

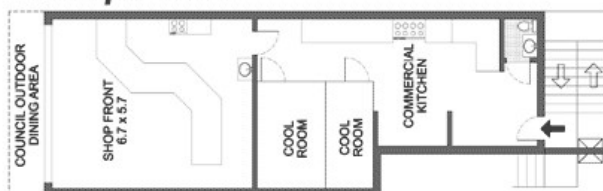
**Potential: Land, Building & Airspace**  
**236 Coogee Bay Rd**  
Inspect by appointment

**Ground Floor: 1 Bedroom**



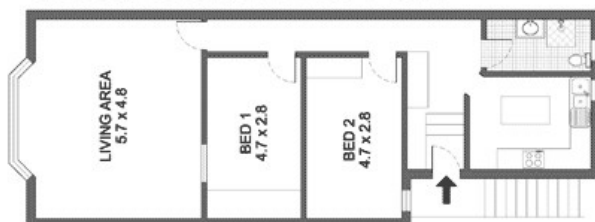
Ground Floor Area  
51m<sup>2</sup> (approx.)

**Shop Front**



Shop Area  
96m<sup>2</sup> (approx.)

**First Floor: 2 Bedroom**



First Floor Area  
96m<sup>2</sup> (approx.)

Total Floor Area  
244m<sup>2</sup> (approx.)

Area of Land  
158m<sup>2</sup> (By Deed)

PLEASE NOTE:  
THIS PLAN IS FOR MARKETING PURPOSES AND IS INDICATIVE  
ONLY. ALTHOUGH ALL CARE HAS BEEN TAKEN TO ENSURE  
ACCURACY, NO RELIANCE SHOULD BE PLACED ON THIS PLAN  
FOR CONSTRUCTION OR DEMOLITION PURPOSES.



sales@parkbeachside.com.au

**Gordon Puttick  
& Terry Hertford**

www.parkbeachside.com.au

**PARK**  
BEACHSIDE  
REAL ESTATE  
190 Arden St, Coogee Beach  
9315 7777