**Richardson & Wrench Parramatta**
370 Church Street,
Parramatta NSW 2150

## Harris Park, NSW 2150, address available on request

**Contact Agent**

Medical/Consulting
















# Rare Commercial / Retail opportunity in the heart of Little

Don't miss this incredible opportunity to secure a rare offering of a house & studio in one of Harris Park's most tightly held and vibrant locations.

**Open for Inspection**

By Appointment.

Perfectly positioned on one of the most iconic and bustling streets in the heart of Little India, this spacious property offers the ideal blend of lifestyle, location, and potential.

Whether you're looking for a comfortable family home, a lucrative investment, or a mixed-use space with scope for future residential or commercial use (STCA), this property ticks all the boxes.

Key Features:
• 4 generously sized offices plus a potential studio space (STCA)
• 1 modern bathroom
• Double carport plus 4 additional open car spaces
• Spacious, versatile workspace
• Well-appointed kitchen
• Large internal laundry for added convenience
• Land size: 420m² approx.
• Frontage: 9.4m approx.
• Zoning: R2 - Low Density Residential
• Ready to occupy - spacious, and full of character
• Ideal layout for businesses or large families looking for a home
• Wide driveway with ample parking
• Sought after precinct close to transport, retail facilities including the Wigram Street food precinct
• Easy access to Harris Park & Parramatta Railway stations
• Located just minutes from Parramatta CBD, shops, eateries, and transport
• Potential for commercial use or redevelopment (STCA)
• DA approval for a 10 room boarding house as an add value

**Listed By**
Rocco Ranieri
Phone: (02) 9630 4888

Listing Number: 3494562

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.