

**302 Burwood Rd, Belmore, NSW 2192**

**Sold - \$1,310,000**

House 2 2 2



## SOLD by Muhammad Sarmini

Superb Investment Opportunity in Ultra-Convenient Location

An exceptional opportunity presents itself to secure this solid investment generating dual income in a prime position, with a combination of Residential and Commercial space spanning over two levels. Perfectly placed right in the heart of Belmore, it provides the ultimate convenience only 170 metres from Belmore train station and within close proximity to surrounding amenities including vibrant cafes, restaurants, takeaway eateries, Canterbury Leagues Club and only 14km to Sydney CBD.

- \* Freehold land, Zoned B2 Local Centre, permissible building height 18 metres (STCA)
- \* Located on a busy thoroughfare with ample passing trade
- \* Great opportunity for the savvy investor with the potential to add value and capitalise
- \* Exciting opportunity in tightly held precinct with main road exposure

### Residence Upstairs

- Separate entry via rear lane access
- Generous sized rooms with built-in wardrobe
- Spacious living and dining area leading to a sundrenched balcony
- Separate modern eat-in kitchen
- Well maintained bathroom with combined shower and bath tub
- Electricity is separately metered
- Currently tenanted, lease expires 18th February 2022

### Retail Shop

- Generous and light filled shopfront with excellent main road exposure
- Main front retail space plus two separate additional rooms
- Separate eat-in kitchenette, spacious well-kept bathroom
- Rear lane access with roller door and up to three car spaces plus ample storage

### Listed By

Muhammad Sarmini

Mobile: 0403 750 917

**Open for Inspection**

By Appointment.

