



38-40 Church St, GLOUCESTER, NSW 2422

Prime Dual-Purpose Investment in the Heart of Gloucester

Positioned in the busiest section of the main street of Gloucester, this exceptional commercial and residential property offers a solid investment opportunity in a prime location.

The ground floor features a professional office space, currently leased as one tenancy but designed to be easily divided into three separate suites if desired. A lockable walk-through area provides easy access for opening this space to other tenants in the future. It also includes a toilet and hand basin powder room.

Upstairs, two fully furnished 2-bedroom units provide comfortable living, each with their own private access from the front and rear of the building.

The historic nature of the building means lovely high ceilings and character features. Unit 1 enjoys views to the iconic Bucketts Mountain Range which oversees Gloucester.

The property has regular income from two excellent tenants upstairs, but should you wish to in the future, you could revert the upstairs units into the original large 4bdrm apartment.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L35603624

SALE DETAILS

\$690,000 to \$750,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

The property boasts off-street parking for five vehicles, accessible via a council-maintained lane. With fresh paint, new flooring, renovated kitchens and bathrooms, an attractive historic brick facade, with lovely awning covering the street and the prominent front display windows, and signage, this building is in excellent condition and presents a strong street presence.

All 3 of the tenants are excellent and hold long term leases.

The residential leases are 12-month agreements, and the commercial space is occupied by a longstanding local business.

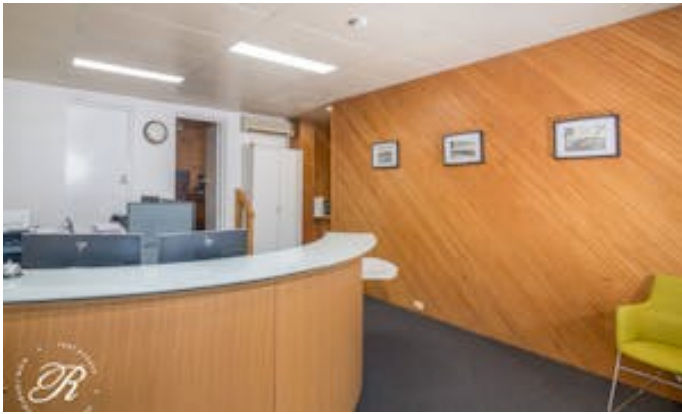
This property is a standout opportunity with a solid income, in an ever-growing tree change town which has a thriving main street business hub, an active business chamber and tourism centre.

Call Denise Haynes for financial and lease details and for a private inspection on 0414 725 482.

R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 317.00 square metres
- Building Area: 269.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5
- Floorboards







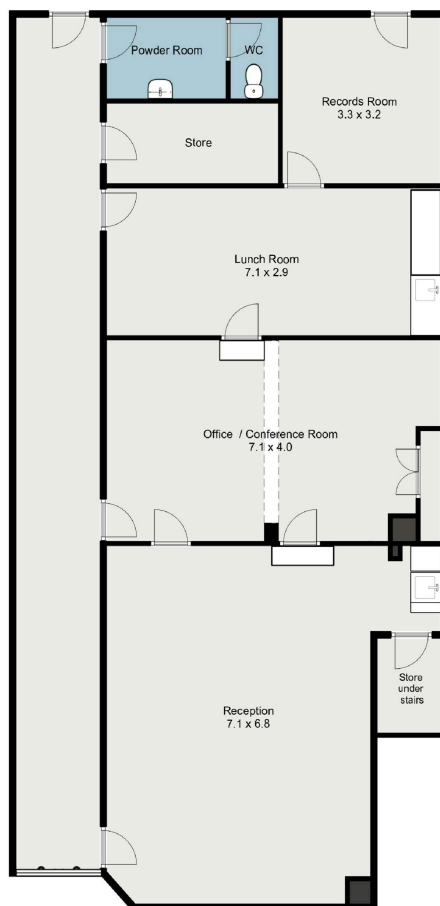




38 Church Street, Gloucester, NSW, 2422 Residences

Internal Floor Area	Unit 1	62m ²
	Unit 2	68m ²
Land Area		317m ²

Plans and dimensions are depicted as accurately as possible however, these plans are to be used as a guide only as variations may be possible.



38 Church Street, Gloucester, NSW, 2422 Commercial

Internal Floor Area: 139m²
Land Area: 317m²

Plans and dimensions are depicted as accurately as possible
however, these plans are to be used as a guide only
as variations may be possible.