



## 60 Church Street, GLOUCESTER, NSW 2422

### CBD Investment with Dual Income & High Exposure

Prime commercial opportunity in the heart of the CBD, positioned on 149 sqm (approx.) block. Renovated to a high standard in approximately 2014 by local builder Gloucester Building Service, this versatile property is ideal for investors or owner-occupiers alike.

Split over two levels, the property offers three office spaces plus a storeroom, along with a modern kitchen featuring a dishwasher and ample storage. Additional features include three reverse cycle air conditioners, a shower, and a disabled W/C.

The premises boasts excellent street presence with a front sliding entry door and two large display windows, as well as a rear entry with disabled access. Currently configured for dual occupancy, the property is tenanted by two occupants, providing immediate income potential.

Call Nikki Randall 0431 378 269 at Elders Real Estate Gloucester to book an inspection today!

**Disclaimer:** We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are

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**TYPE:** For Sale

**INTERNET ID:** L35889576

#### SALE DETAILS

**\$475,000**

#### CONTACT DETAILS

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Nikki Randall**  
0431378269

advised to carry out their own investigations. We instruct buyers to confirm residency status with council.

- Land Area 149.00 square metres
- Commercial Type:
- Building Area: 149.00 square metres
- Zoning: E1 - Local Centre

