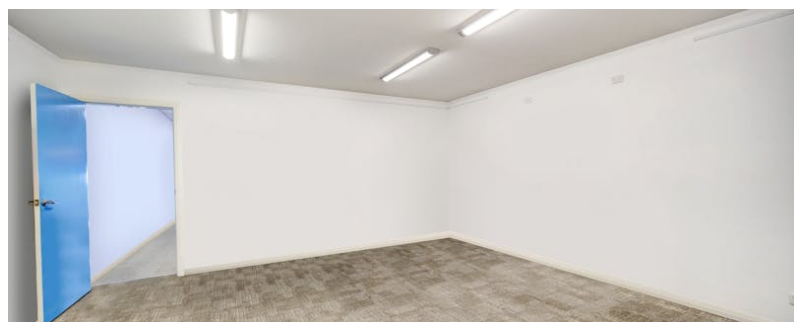




60 Church Street, GLOUCESTER, NSW 2422

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

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: L42068705

SALE DETAILS

\$475,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

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

