

**10 Railway Terrace, Riverstone, NSW 2765**



**House For Sale**

Thursday, 2 November 2023

10 Railway Terrace, Riverstone, NSW 2765

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 430 m2**

**Type: House**



Julie Grigg  
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## Contact Agent

Response Real Estate Riverstone and Julie Grigg are delighted to bring this opportunity to market. Just a few metres to Riverstone Railway Station and the Riverstone town centre main street of Garfield Road East, sits this 430m<sup>2</sup> block of land with a partially renovated apartment upstairs and a commercial premises downstairs paying \$1000 per week in rent, plus outgoings. This spare parts business has been running from this location since 1971. The upstairs apartment in years past, has operated as a sound recording studio. With two recording rooms and a central console area. The two recording rooms could be bedrooms if you so desire, or remodel the space to fit your needs. The enclosed front verandah upstairs provides district views and a place to watch the sun go down. The bathroom is fully gutted and the kitchen nonoperational (all provisions are available). A great sized lounge and family room with plenty of natural light awaits your inspection. The upstairs apartment has ducted air conditioning. The business has shop front and 5 storage areas for stock. Complete with toilet, kitchen, courtyard and office space, the premises is ideal for so many purposes. Inspections are by appointment, please phone or email to make an appointment. **DISCLAIMER:** Whilst we deem this information to be reliable the agent cannot guarantee its accuracy and accepts no responsibility for such. Interested persons should rely on their own enquiries.