

# 101 Bateau Bay Road, Bateau Bay, NSW 2261



## Unit For Sale

Wednesday, 29 November 2023

101 Bateau Bay Road, Bateau Bay, NSW 2261

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 257 m2

Type: Unit



Michael Walker

0421081716

## **Auction**

• Positioned in the iconic shopping precinct of Bateau Bay East, this property represents a unique and extremely rare opportunity. • Located just one block from Bateau Bay Beach, Wyrribalong National Park and across the road from Sutton Reserve. • Comprising of 2 commercial shops (both currently leased to long term tenants) with a 2 bedroom residential apartment above. • Currently designated as one title but with prior Council approval to Strata Subdivide into 3 separate titles. • Each shop is approximately 56m<sup>2</sup> with a designated parking space at the rear. • Residential flat is approximately 128m<sup>2</sup> with a 31m<sup>2</sup> single lock up garage. • Combined rental income plus flat potential income is approximately \$67,559 per annum. • Rear lane access to all premises. • Ideal holding for Self-Managed Superannuation Fund investors with flexible rental options, the choice is yours! The property will be sold at Auction On-site & On-line 16th December @ 2pm. (E&OE) Please note that all information, herein is gathered from sources we, McLachlan Partners believe to be reliable. Computer images, photos, plans, drawings, maps etc are indicative only. McLachlan Partners cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.