

**12 Waine Street, Freshwater, NSW 2096**



**House For Sale**

Monday, 15 April 2024

12 Waine Street, Freshwater, NSW 2096

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 17**

**Area: 743 m2**

**Type: House**



Michael Burgio  
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## Expression of Interest (EOI)

Shore Commercial Property, acting as exclusive agents, is delighted to present 12 Waine Street, Freshwater, for sale via Expression of Interest (EOI) closing 17 May at 2 PM. 12 Waine Street boasts an unparalleled location on the doorstep to Manly for CBD access, within walking distance to Queenscliff surf beach, Andrew Boy Charlton Pool, and just a short stroll to local cafés and 165X or 199 express city buses, as well as buses to Manly CBD and wharf. As the closest light industrial area to Manly's bustling CBD and perfectly positioned for transport to Manly Wharf and Sydney's CBD, it stands central to a host of beaches, amenities, and lifestyle hotspots. The site is easily accessible by bicycle, bus, car, and ferry.

The 1st floor Residence In its current form, offers a 4-bedroom residence with a 180-degree balcony. All bedrooms are oversized, with the largest room nearly 20 m<sup>2</sup> (5.4 m by 3.6 m), which includes oversized built-in wardrobes. All bedrooms have built-in wardrobes, and bedroom 3 has a built-in desk. All bedrooms are located at the back of the building, overlooking the yard space, with 3 bedrooms having direct access to the rear balcony. The residence has an oversized living and dining area of over 35 m<sup>2</sup> with direct access to the front balcony. The oversized kitchen also opens to the large living and dining area and overlooks the front balcony

**Key Features:**

- Land Area: 743.25 m<sup>2</sup> approx
- The 1st-floor residence comprises 4 bedrooms with Built-in wardrobes massive living & dining area, Timber style kitchen ,1 bathroom, 1 WC & laundry
- Gross Floor Area: 404 m<sup>2</sup> (Ground Floor 202 m<sup>2</sup> & 1st Floor 202 m<sup>2</sup>) approx
- Net Floor Area: 350 m<sup>2</sup> (Ground Floor 184 m<sup>2</sup> and 1st Floor 166 m<sup>2</sup>) approx
- Warehouse A also includes 3 roller doors, its own private internal office and kitchenette (includes hot water system )
- Potential income fully leased up to \$150,000 p.a. approx
- A rare building with residential existing use rights
- The 1st floor consists of a large 4-bedroom residence with a 36 m<sup>2</sup> balcony approx
- Over 420 m<sup>2</sup> of rear yard space (which is leased for \$18,200 p.a.)
- 2 warehouses (Warehouse A: 100 m<sup>2</sup> and Warehouse B: 83.5 m<sup>2</sup>)
- Current zoning: E4 General Industrial
- Current building height limit: 9 m
- A significant industrial and neighbourhood shops development opportunity
- The structure, built in 1969, features a ground floor warehouse and residence.

12 Waine Street is being offered for sale via expression of interest, closing on the 17th of May at 2 PM. Contact the listing agents, Michael Burgio or David Falvo, for the information memorandum and the EOI form.