

127-131 Pacific Highway, Charmhaven, NSW 2263



House For Sale

Saturday, 15 June 2024

127-131 Pacific Highway, Charmhaven, NSW 2263

Bedrooms: 3

Bathrooms: 2

Parkings: 22

Area: 1653 m2

Type: House



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Contact Agent

Take advantage of this unique opportunity to invest in a prime, two-level commercial property in the vibrant heart of Charmhaven. This outstanding property promises immediate income and significant future development potential. It is currently leased to two established commercial tenants.

Key Features:

- Prime Location: -High exposure on the Pacific Highway ensures maximum visibility.
- Situated on a generous 1653m² corner lot (45.72m x 36.57m) with dual street frontage.
- Mixed-Use Potential: -Ground floor: Two commercial shops with existing leases.
- Upper level: Spacious three-bedroom residence with separate access. Features include a main bedroom with ensuite, two bathrooms, a large open-plan lounge and dining area leading to a huge covered balcony, and a separate kitchen with granite benchtops and a walk-in pantry.
- Solid Rental Income: -An upper-level apartment could yield \$600 per week.
- Ground-floor commercial spaces currently generate \$107,363 per annum.
- Leases in Place: -The commercial shops are securely leased until October 2026.
- Accessibility: -Private customer parking and excellent public transport connections at the doorstep.
- Proximity to Amenities: -A short stroll to Budgewoi Lake enhances its appeal for residential and commercial tenants.

Investment Highlights:

- Secure a high-exposure position on the bustling Pacific Highway.
- Benefit from multiple income streams.
- Situated on a prominent 1653m² corner parcel of land.
- Solid and well-maintained complex featuring two commercial shops and a three-bedroom residence.
- Easy access for customers with dedicated parking facilities.

For more details, please get in touch with the exclusive listing agents. Take advantage of this extraordinary investment opportunity today!

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