

# 13 Nelson Street, Annandale, NSW 2038

**BresicWhitney**

## Warehouse For Sale

Saturday, 11 November 2023

13 Nelson Street, Annandale, NSW 2038

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 250 m2**

**Type: Warehouse**



Adrian Oddi  
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Jack Parry  
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## Buyers guide \$2,500,000

Auction Location: On site With DA approved plans for 3/4 bed family home by Studio Panetta, this landmark warehouse building is full of industrial soul. Comfortable and well kept, it's an expansive space of around 250sqm, set in an old pub (Australian Contingent Hotel built in the 1800s). There aren't many opportunities like these left in Inner Sydney.

Highlights\* DA approved plans for 3/4 bed family home\* Landmark 'mixed use' warehouse space\* An ex-pub on a commanding corner site\* Industrial features & detailing throughout\* Back to raw, ready for your own touches\* Sandstone, exposed brick, o/sized glass\* French/roller-lift doors, private courtyard\* Cellar, hardwood floors, green outlooks\* Rare unfinished opportunity w/ potential\* All set in a walk-everywhere village hub