

136-140 Sheridan Street, Gundagai, NSW 2722

Other For Sale

Thursday, 13 June 2024

136-140 Sheridan Street, Gundagai, NSW 2722

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Other



Jed Masters

0417274977

\$749,000

With a rich local history and first established and erected circa 1864 and recently refurbished. This triple level, triple income opportunity, boasts two separate residences and a long-term lease for the street level and business operations of the local PRD real estate. With both residences also occupied, 136-140 Sheridan Street offers a diverse opportunity with a weekly return of \$970 per week. Consisting of a fully refurbished lower level one bedroom unit, business operating from street level, also refurbished and a one bedroom fully contained and updated unit as shop top housing, this is an opportunity not to be missed. Call today to book your inspection. **Premiere Features:** Unit 1 - Downstairs (140 Sheridan Street) Fully Refurbished - One privately positioned king size bedroom with ample power options and space for additional living or storage if required - Walk through robe off the master boasting ensuite - Ensuite with floor to ceiling tiling, separate shower, single vanity and toilet - Open plan kitchen with stainless appliances, tiled splash back, ample bench space and cabinetry, including walk in pantry - Open plan living with direct external access and serviced by reverse cycle air conditioning - Large fully covered and private outdoor entertaining - Dual carport to the rear - Vehicle access via Sheridan Lane - Secure laundry with additional toilet on lower ground level also - Currently tenanted at \$320 per week until 16th November 2024 Shop 1 - Street Level (136 Sheridan Street) Fully Refurbished - PRD Real Estate Gundagai office space - Large reception area with timber flooring - Additional open plan office space all with timber flooring, raw brick and plaster board, pressed metal ceiling, all serviced by reverse cycle split system air conditioning - Private carpeted meeting room - Large kitchenette area, fully tiled and direct access to office space and toilet - Separate and private toilet positioned to the rear - Secure storeroom within the office as under stair storage - Additional detached secure store room on ground level (below street level) - Currently tenanted at \$350 per week GST inclusive until 1st November 2025 Unit 2 - Upstairs (138 Sheridan Street) - Unit 2 accessed via entry on Sheridan Street - King sized bedroom with dual access via the main living or combined laundry/bathroom - Large combined laundry/bathroom positioned to the rear of the plan and offering separate shower and toilet, laundry area with dual use vanity/basin including storage and built in linen - Large open plan living area accessible from upstairs landing and serviced by reverse cycle air conditioning and ceiling fan - Kitchen overlooking Sheridan Street and offering electric cooktop, built in cabinetry and basin and open shelving - Internal landing at top of stairs offers direct access to laundry and/or main living - Sash windows and pressed metal ceilings in bedroom and living - Currently tenanted at \$300 per week until 30th November 2024 With a diverse income and long-term prospect of the trading business and two levels being completely refurbished and the third with updates throughout. 136-140 Sheridan Street is a historic opportunity not to be missed. Call today to book your inspection or for further information.