

**16 Crinan Street, Hurlstone Park, NSW 2193**

**House For Sale**

Saturday, 11 November 2023



16 Crinan Street, Hurlstone Park, NSW 2193

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 173 m2**

**Type: House**



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## Sale By Negotiation

Set amongst a variety of local shops on the High Street, we are excited to present a multi-use property for sale that is being offered on the market for the first time in years in the heart of Hurlstone Park Village. This unique property would suit investors wanting multiple income streams, business owners wanting an adjoining residence, as well as home owners wanting an extra income source taking advantage of its street front exposure. The freehold building consists of a ground floor commercial space with 3 bedrooms on the first floor, all set on a 173 sqm block and only 110m from Hurlstone Park Train Station. With ample street parking it further benefits with its rear lane access with room for multiple vehicles on the site itself. The prized mixed-use setting has flexibility in droves for the purchaser \* A perfect fit for the astute investor and/or discerning owner occupier \* Footsteps to trains, CBD buses, amenities, Private schools, Cooks River parks and cycleways Area: 173sqm approximately, Water Rates: \$163pq approximately, Council Rates: \$626pq approximately. With the local councils potential discussions of rejuvenating the appearances of shop fronts on Crinan Street and with possible amendments to an increase in height restrictions in the future (STCA), these opportunities do not come round too often. This is a rare opportunity not to be missed. Inspection is a must.