

2/17 Nursery Lane, Wauchope, NSW 2446



Sold House

Wednesday, 20 March 2024

2/17 Nursery Lane, Wauchope, NSW 2446

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 625 m2

Type: House



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Contact agent

This is a dual income investment opportunity or live in the two bedroom unit at the rear of the building and run your own business from the shop at the front. Located in a high traffic area with ample parking for customers close to the Timbertown IGA, chemist, tavern and popular garden nursery. The building presents in excellent condition with a current tenant in the unit at the rear of the building. Access to associated parking is off Nursery lane. Pest and building reports available on request. Commercial Shop* High traffic area close to local IGA supermarket, chemist and popular garden nursery* 2 rooms with vaulted ceilings* Internal shower and toilet facilities* Separate lunchroom with kitchen facilities* Storage room* Private courtyard* 2 car carport * Approx rental rental \$23,400 per annum 2 bedroom Unit* Driveway entry off Nursery lane * Large separate lounge room with vaulted ceilings & fan* 2 Large bedrooms * Combined kitchen and laundry* Approximate rental estimate \$18,200 - \$18,720 per week* Separate store room off front patio + 2 carport* Currently tenanted with good tenant and interested in staying on* Stones throw from local IGA, chemist and Tavern Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.