

# 20-22 Fred Street, Lilyfield, NSW 2040

## Other For Sale

Friday, 19 April 2024

20-22 Fred Street, Lilyfield, NSW 2040

**Bathrooms: 2**

**Parkings: 4**

**Type: Other**



Steffan Ippolito  
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James Campbell  
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## Contact Agent

IB Property is delighted to present the offering of 20-22 Fred Street, Lilyfield — a remarkable mixed-use property brimming with potential. Nestled just a short walk from the vibrant Darling Street, this exceptional building occupies a generous 603sqm\* parcel with a 19m wide street frontage. This rare gem boasts a diverse array of maintained residential apartments and commercial office suites, complemented by a separate industrial facility nestled in the basement. The ground level comprises three spacious and individual 1-bedroom apartments, all currently leased and yielding excellent rental returns. The first floor, encompassing 480sqm\*, comprises of an elegantly designed open gallery office and reception area. At the pinnacle of luxury living lies a breathtaking three-bedroom apartment. This unparalleled residence features a grand foyer entry, a gourmet island kitchen, a versatile piano room, multiple balconies offering captivating vistas, a generously sized outdoor swim/spa pool, and an expansive entertaining terrace—the epitome of alfresco indulgence. \*approx. Key Features:- 2 storey commercial freehold building- Land area 603sqm\*- Secure Tandem Parking for 4 cars- Net income of \$211,923\* per annum. - Fully leased investment opportunity- Development upside/reposition20-22 Fred Street will be for sale via Public Auction on Thursday, 16th of May 2024 at 10:30am. For more information or to book an inspection, contact the exclusive agents Steffan Ippolito 0403 347 111, James Campbell 0472 985 664 and Izabella Manning 0411 822 772.