

238 Parramatta Road, Stanmore, NSW 2048



Sold House

Monday, 14 August 2023

238 Parramatta Road, Stanmore, NSW 2048

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 179 m2

Type: House



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Contact agent

On offer is this fantastic opportunity for buyers or investors to secure a supremely spacious, versatile property and capitalise on its many possibilities. Located in the very heart of the inner west, this commercial/residential package presents an excellent prospect with great exposure to Parramatta Road and a flexible two-level layout providing dual tenancies and immediate rental income. The property is sitting on approximately 179 sqm with approximately 284sqm over both levels of space and is well-presented and hold lots of future potential for a dual investment or home-plus-business with the chance to upgrade and increase revenue to really take advantage of its prime Stanmore location.

Ground floor: Private entrance from Parramatta Road & also access from Corunna Lane at the rear. Spacious open plan approximately 165sqm business and residence with flexible living areas. Well-equipped kitchen and bathroom, both in good condition. Open plan street front retail space opening onto Parramatta Road. Great opportunity for a work from home business or retail space. Upper floor: Private entrance from Corunna Lane at the rear. A spacious, flexible, and bright open plan apartment which is approximately 119sqm. Large northerly windows and excellent natural light. Extra-high ceilings, timber flooring and air-conditioning. Full spacious kitchen and bathroom plus an internal laundry with a second toilet. Can easily be re-purposed and customised to suit needs.

Features:-

- A prominent position with high Parramatta Road exposure.
- Currently tenanted and earning immediate rental income.
- Easy CBD access with the bus stop virtually at the front door.
- Featuring an expansive 284sqm approx internal space over two levels.
- Potential to update or extend the property and increase yield.
- Secure rear off-street car space with roller door access.
- Scope for development with potential city views from upper levels (STCA).
- Short stroll to village cafes, shopping and the train station.