

**25 Alexander Street, Eglinton, NSW 2795**

**McGrath**

**Sold House**

Wednesday, 18 October 2023

25 Alexander Street, Eglinton, NSW 2795

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 809 m2**

**Type: House**



Jake Crooks  
0431777752

## Contact agent

Welcome to the perfect blend of home or business at 25 Alexander Street, Eglinton! This property not only offers a wonderful residential space but also presents a fantastic business opportunity as a Child Care Centre. From a residential aspect this property provides comfort and convenience. With ample living space and a welcoming atmosphere, this home is ready to embrace new memories. The opportunity to establish your very own Child Care Centre, is a turnkey business opportunity. Located in the thriving suburb of Eglinton, this purpose-built center is strategically positioned to draw clients within a 10-kilometre radius. Don't miss out on the chance to own a piece of Eglinton that combines the comforts of home or has potential for a ready-to-go daycare business. Contact Jake Crooks on 0431 777 752 today to schedule a viewing and explore the possibilities that await you!

**FEATURES-** 3 Main Rooms/bedrooms- Nappy Changing Facility and Cot Room for Under 2 years old Children- Hand Washing Sink, Craft Sink Area, and Shared Toilet Facilities - Separate Craft Sink - Staff Prep Room and Main Office- Adjoining Staff Room with Full Kitchen Facilities- Enjoy a spacious block, perfect for outdoor activities and relaxation.- The property is purpose-built and adapted, offering off-street parking and the facilities described above. This is not just a house; it's a home or the perfect business venture.

**FAST FACTS** Land size: 809 sqm Land rates: Approx. \$5,460.06 per year Primary School: Eglinton Public School (zoned) 0.1km Secondary School: Denison College (zoned) 5.6km

**DISCLAIMER** All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such