

26 Monash Street, West Wyalong, NSW 2671

House For Sale

Wednesday, 12 June 2024



26 Monash Street, West Wyalong, NSW 2671

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1039 m2

Type: House



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\$300,000

Offering something a little different, this property is overflowing with opportunity - open your own food business and live onsite; or lease the attached residence for further income; OR convert the old 'Monash Street Café' into a second residence and reap the reward in West Wyalong's thriving rental market! The Store - former 'Monash Street Café': Ideal for opening a Food & Drink Premises, STCA (subject to council approval) OR refurbishing into a second residence. Large front windows and glass double automatic doors, with wheelchair accessible entrance. Industrial kitchen area, store room, cool-room (not currently utilised) and separate prep area. Frontage to both Monash and Evans Streets. Under cover parking is located at the rear of the building. The Residence: Attached to the store is a two bedroom residence that could ideally be used as an owner/operator residence, or separate investment. Featuring separate street frontage and entrance from the business premise. Two large bedrooms with built in wardrobes and ceiling fan. Loungeroom with wood fireplace and ceiling fan. Functional kitchen with gas stove and oven. Updated bathroom with shower, toilet and vanity. Separate laundry with large built in storage cupboard and second toilet. Second living area flows out into the separated fully enclosed rear yard with storage shed. Evaporative cooling throughout. The two bedroom residence is currently tenanted with a return of \$300 per week. LISTED AS A WHOLE FOR \$300,000 GST NOT APPLICABLE. Agent Comments: This property is situated in an ideal location being close to schools and daycare facilities, with the bonus of being a corner allotment. Particulars: Land Size: 1,039sqm Legal Description: Lot 1// DP 207644 Zoned R1 General Residential: Food and drink premises may be permitted with consent. Refer to Bland Local Environmental Plan 2011 (LEP). For further information or to book an inspection, please call the listing agent. *West Wyalong is situated on the crossroads of the Newell Highway and Mid-Western Highway and attracts many visitors for both work and leisure.