

277 Bronte Road, Waverley, NSW 2024

House For Sale

Wednesday, 27 March 2024

277 Bronte Road, Waverley, NSW 2024

Bedrooms: 2

Bathrooms: 3

Parkings: 1

Type: House



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A unique and exciting offering, this combined 2-level, 2-bedroom residential and commercial/shopfront property is an incredible opportunity, situated in the heart of the thriving Bronte Rd village shops and complete with LUG parking at rear. To be sold in one line, it presents a flexible blend of commercial and residential uses, with an outstanding setting alongside quiet Judges Lane and featuring a sunny rear courtyard. Currently configured with a shop/retail space at direct street-front level, a side-lane entry grants access to the courtyard with a highly-regarded Pilates studio at rear, while stairs lead up to a 2nd-level residential space. This residential zone features up to 2 bedrooms, plus front living area with soaring ceilings, gas kitchen, and bathroom, with plenty of flexible options for reconfiguration to taste. Zoned mixed-use, this is a rare prospect along a tightly-held row of businesses. A range of options are at play here, with scope for converting the entire combined premises into a showpiece single residence (STCA) or perhaps keeping the existing layout as-is or even combining the 2 separate lower-level spaces into a singular commercial premises (subject to relevant approvals). Possibilities include retail shop location, business office, health clinic, or café/eatery (STCA) – the potential here is amazing and broad for the astute new owner. The residential component is in good condition, with polished timber floors and soaring ceilings, highlighted by a spacious front living zone, and 2 cosy bedrooms, the 2nd with scope for use as a 2nd living area or sun-room, while the Pilates studio and front retail area are superb spaces, both with powder rooms, the shopfront with large windows on 2 sides and kitchenette. Blessed with a high-profile position, this property's unique blend of residential and commercial premises makes it an outstanding opportunity in a super-popular precinct. Perfectly placed to capitalise on vibrant buzz of Bronte Rd and set amid a vast range of cafes and creative businesses, the coming-to-market of this property is a significant occasion. Steps to Franks Deli, the Waverley Bakery, and eateries such as Passeggiata and Uyen Vietnamese among a vast array of other options, it is sure to appeal to buyers with a discerning eye, ready to grab a prime slice of Waverley real estate. - Flexible use with retail shopfront, separate Pilates studio at rear- Sunny rear courtyard, 2nd-level residential with up to 2 bedrooms- Front and side-lane access, rear LUG, unique quiet lane setting- Zoned mixed-use, a rare prospect for various configurations (STCA)- Options include single home, retail premises, clinic, café (STCA)- Residence in good condition, spacious front living, cosy bedrooms- Shopfront with 3.3m ceilings, windows on 2 sides, kitchenette, WC- Rear courtyard a sunny space feat. lovely yucca palms, gardens- High-profile position in popular precinct with vibrant atmosphere- Steps to cafes, eateries like Franks Deli, Waverley Bakery, Passeggiata- An easy trip to Bronte Beach, mins to Bondi Junction, Queens Park- Attractive to buyers seeking a premier slice of Waverley real estate