

296 Stanmore Road, Petersham, NSW 2049



Sold House

Friday, 25 August 2023

296 Stanmore Road, Petersham, NSW 2049

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 323 m2

Type: House



Mark Gordon
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Contact agent

296 Stanmore Rd Petersham is an inner city freehold investment currently leased as a Veterinary Clinic & Surgery called Petersham Vet Hospital. Consisting of full ground floor Vets services comprising reception /waiting room, three consulting rooms, operating Theatre, X-ray room, bathroom, recovery rooms, several storage rooms and off street parking for six cars. Upstairs comprises a fully self contained two bedroom apartment with separate access. This level also features four room cattery plus covered outdoor run which can be accessed directly from the surgery below. Potential to reconfigure the first floor and create an additional three bedroom flat. Superb long term investment. Key Highlights include: * B1 zoning permits - existing usage, boarding houses, community facilities, Medical Centres and neighbourhood supermarkets (STCA) Permitted Without Consent: home occupations. Land Size 323sqm, Internal size is 384sqm External size 157sqm Total Area 541sqm. Ample side access to off street parking. income at present is \$82,478.00 PA includes ALL outgoings- water, council and land tax paid by tenant.