

**3 Doig Avenue, Denistone, NSW 2114**

**FORSYTH**

**House For Sale**

Thursday, 16 May 2024

3 Doig Avenue, Denistone, NSW 2114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rick DAmico

0412215418

## Contact Agent

Offered for the first time in over 50 years, this exceptional property package presents a prime investment opportunity in Denistone East. The Shop, nestled in a serene street opposite Community Park, boasts an east-facing orientation and abundant street parking. Versatile in its potential uses, it suits a variety of businesses, from cafes to medical practices. With its high ceilings and light-filled interior, this space is ideal for professionals looking to establish or expand their presence in the area. Conveniently located near Macquarie Park, Top Ryde, Eastwood, and West Ryde, it offers easy access and visibility.

**Features of The Shop:** East-facing with ample street parking  
Versatile zoning suitable for various businesses  
Main Shop floor area: 63.6sqm  
Additional storage and rear room space  
Total usable floor area: 98.55sqm  
Estimated Rental Return of \$35,000 per annum approx.

**Features of The Apartment:** Situated atop the shop, offers comfortable living with a clean kitchen, well-maintained bathroom, and spacious living and dining areas. Both bedrooms feature built-in wardrobes and high ceilings, with the added convenience of air conditioning and laundry facilities downstairs. Enjoy outdoor relaxation in the paved courtyard or store your belongings in the garden shed. With a lock-up garage and access via Mason Street, this unit provides both privacy and convenience. Estimated Rental Return of \$500 per week

Don't miss out on this rare opportunity to invest in a thriving location with endless potential for growth. Contact us today we look forward to meeting you at one of our planned open home inspections.