

**317 Clovelly Road, Clovelly, NSW 2031**



**Block Of Units For Sale**

Tuesday, 13 February 2024

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**Bedrooms: 6**

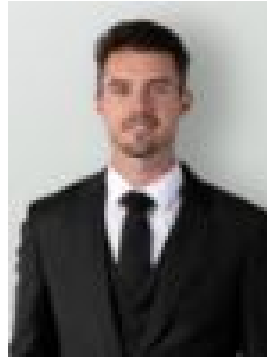
**Bathrooms: 3**

**Parkings: 2**

**Type: Block Of Units**



Nick Simitzis  
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## Auction | 16th March

Unique to the market and offering a world of possibility, this Mixed Use freehold property is offered for sale in one line presenting an incredible landbank asset in the heart of Clovelly's buzzing beachside village. With a prominent corner setting and dual street frontage, the landmark Art Deco property comprises two whole-floor apartments, the third apartment has access to a high-exposure retail/commercial space. Retain as is or lease individually and acquire a high-yielding investment. Each semi-like apartment features a private entry with the first floor apartment enjoying a north-facing deck while a common rooftop terrace with ocean views is the icing on the cake. A prime location, opposite Out Of The Blue and just footsteps to local favourites including Tuga Pastries and Clodeli, is just 800m to the beach and an easy walk up to St Anthony's Catholic Primary School and Clovelly Public School.

- Freehold Mixed Use Art Deco block in the heart of Clovelly village
- NE facing corner, main entry and lock-up garage via Arden St
- 3 spacious apartments and a highly exposed retail space for sale in one line
- Glass-fronted retail/commercial space with 3.5m high ceilings
- Ideal as a gallery, boutique design studio or cafe/hospitality
- Each apartment with a private entry and semi-like layout
- 3 x 2 bed apartments with a north-facing deck, 2 with a balcony
- High ornate ceilings, modern gas kitchens and bright bathrooms
- Common rooftop terrace with ocean views and a share laundry
- Excellent rental demand and yields with capital growth potential
- Retain as an investment, scope to develop or strata subdivide STCA