

335 Clovelly Road, Clovelly, NSW 2031

PPD REAL ESTATE

Sold House

Monday, 14 August 2023

335 Clovelly Road, Clovelly, NSW 2031

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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\$2,965,000

Unique to the market, this renovated commercial/residential freehold property presents an incredible asset in the heart of Clovelly's iconic beachside village. Featuring a prominent high-exposure setting and a highly adaptable layout, the two-storey shop top property presents a prime investment opportunity with scope to retain as a high-yielding investment or as a home + income prospect with a 70sqm approx retail space and a private semi-style residence with a north facing garden. Right in the heart of the action, just up from one of Sydney's best beaches, this is a rare chance to secure a piece of prime real estate in a lively enclave renowned as Clovelly's wellness hub with cafes, yoga studios and artisan shops at the doorstep. The renovated 1920s residence feels more like a house with a spacious layout featuring two king-sized bedrooms, the bay fronted main with an ocean view, and a seamless flow to a sun-drenched landscaped garden framed by leafy greenery. Featuring secure parking via Arden Street and a strong income stream, this exceptional Mixed Use property is just 500m to the landmark Clovelly Hotel and an easy walk down to the beach. Suited to a huge range of uses, the high-exposure retail space is currently let to an established tenant operating as a Pilates studio.* 1920s commercial/residential property * Blue-chip opportunity, iconic location * Beach village setting, incredible exposure* Beautifully renovated, private entries * Tastefully appointed glass-fronted retail* Currently occupied by Total Tone Pilates* Lofty 3.5m high ceilings, reverse cycle air* Bathroom, kitchen and storage facilitates* Huge upper-level north facing apartment* Light-filled interiors, polished timber floors* 2 king sized bedrooms, period features * Main with built-in robes and ocean views* Spacious open plan living and dining * Sunny kitchen, 40mm stone benchtops* Level flow to a private north-facing garden* Designer bathroom and laundry facilities * Strong income stream and growth potential* Retail suited to a design studio/gallery/gym* Renowned wellness and beach cafe hotspot* Standout investment, valuable land bank asset