

**340 Rouse Street, Tenterfield, NSW 2372**



**House For Sale**

Thursday, 13 June 2024

340 Rouse Street, Tenterfield, NSW 2372

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 602 m2**

**Type: House**



Steve Alford  
0267363377



Helen Crotty  
0267363377

**\$499,000.00**

A rare opportunity to purchase a spacious 5 bedroom home in the CBD with the bonus of a commercial property shopfront with the chance of 2 sources of income or live in the house yourself! Situated on a 602.2m<sup>2</sup> allotment is the building housing the successful Make It Tenterfield – home of locally designed and crafted goods and workshops – and includes a large storage area under the shop. In addition to the shop front, there is a large 4/5 bedroom home at the rear as a separate rental. The home comprises a lounge room, kitchen, 2 bathrooms – 1 with a spa bath installed, 5th bedroom or a 2nd living area, laundry, double garage and carport for your car accommodation. Add this one to your portfolio with the possible gross dual income stream achieving \$38,000.00+ pa. Call today to arrange your inspection