

**35 Wolgan St, Portland, NSW, 2847**

**B&L** BOWYER  
& LIVERMORE

**Sold Other**

Friday, 12 May 2023

35 Wolgan St, Portland, NSW, 2847

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Andrew Toole  
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Greg Ryan

## Multiple Opportunities

This property offers the best of both worlds. At the front of the property is a shop front , currently leased as office space, and boasting an open plan reception area, second separate office and meals room. Behind the office is an adjoining two bedroom flat with a kitchenette, large meals/ living area, and updated bathroom. the property can be divided into residential and commercial areas with separate amenities. Ideally located in the CBD and returning a combined \$250 per week, there are numerous possibilities for the astute buyer.

Astute buyers should note this property is being offered at the same time as the adjoining property - 29 Wolgan Street

- \* Zoned B2 Local Centre.
- \* Office or retail space.
- \* Historic shop street frontage.
- \* Adjoining 2 bedroom flat at rear.
- \* Large garden shed.
- \* Off Street Parking.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.