

# 4 Margaret Street, Cardiff, NSW 2285

## House For Sale

Saturday, 4 May 2024

4 Margaret Street, Cardiff, NSW 2285

**Bedrooms: 1**

**Bathrooms: 3**

**Area: 564 m2**

**Type: House**



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## Guide \$900,000 Friendly Auction

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300

Once in a while, a property comes along that redefines the normal, surprising and delighting with its unique style. From its origins as a Masonic Lodge to its recent use as a dance studio and gym, this magnificent property, circa 1935, is ready for its next exciting chapter. An ideal turnkey solution for your community group in search of an iconic venue. Heritage listed in recognition of its unique cultural and architectural value; the building is set on a 564sqm block encompassing a total building area of 780sqm spread over two floors. With its zoning as MU1 - Mixed Use, this property is a blank canvas ready for your vision—be it a sophisticated warehouse residence that's equal parts urban haven and the ultimate party and creative space, a dynamic business premises, or a combination of both (STCA). The landmark building is set to fire your imagination with immense high-ceilinged spaces defined by two dance studios, a gym, kitchen, storerooms, waiting room and reception along with male and female toilet facilities. Right at the beating heart of Cardiff, a stroll to the train station and everyday essentials, this central location is also close to John Hunter Hospital and lakeside Warners Bay, and just 20 minutes from Newcastle CBD. You will find a great choice of supermarkets, local shops, cafes, and medical facilities all within walking distance. Well-respected schools and excellent sports facilities are also on the doorstep to remind you why Cardiff is so loved by families.

- C.1935 Masonic Lodge, recently occupied by Physical Funk Dance Studios
- 564sqm block offering approx. 780sqm over two floors
- 19.5m x 10.5m dance studio with stage; upper floor split into second dance studio & gym
- Soaring 15ft ceilings, with beams at 10 feet, timber floors
- Available with vacant possession
- Any change of use is subject to approval from Lake Macquarie Council

Outgoings: Council Rates: \$118.64 approx. per annum  
Water Rates: \$914.31 approx. per annum

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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