

**406 Forest Road, Bexley, NSW, 2207**

**House For Sale**

Sunday, 7 April 2024

**mclaws**  
**PROPERTY**

406 Forest Road, Bexley, NSW, 2207

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Theo (Ming Chau) Law  
0288808889



TonyTony (Shik) Tse  
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## Dual Incomes & Redevelopment Potential (STCA)

Take advantage of this incredible investment opportunity in the heart of Bexley Shopping Precinct. Situated in a prime location, this mixed-use property boasts tremendous potential for redevelopment (STCA), also provide two stable income sources. Consist of a tastefully renovated double storey terrace home AND a high-traffic shopfront with excellent exposure, this outstanding opportunity should not be overlooked.

### #1 Income (double storey terrace home)

Immerse yourself in luxury within this fully renovated two-storey terrace home. Adorned with ornate high ceilings and stunning timber floors throughout, it exudes elegance. The modern and stylish kitchen features a breakfast bench and pantry, with seamless access to a private courtyard, ideal for outdoor entertaining and barbecues. Upstairs, you'll find two generously sized bedrooms, a chic well-appointed bathroom, a study room, a laundry, and a bright and spacious separate living area. Additional highlights include an extra toilet and ample storage throughout.

### #2 Income source (commercial shop)

This light-filled and inviting commercial space, currently leased as a nail salon, offers endless possibilities. With its prominent shop front, it is perfectly suited for an office or retail venture. The property enjoys heavy pedestrian and vehicle traffic, making it highly visible to potential customers. The shop area includes an office room, own toilet, and a kitchenette. Conveniently situated near a multi-millions brand new development complex, a large council car park and surrounded by a vibrant array of restaurants, cafes, and retail shops, this space ensures easy access for clientele and direct access from the council car park allowing convenience for potential clients and the residents.

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