

44 Georges River Road, Croydon Park, NSW 2133



House For Sale

Saturday, 13 April 2024

44 Georges River Road, Croydon Park, NSW 2133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Aris Dendrinios

0295181655

Auction | Aris Dendrinis

Offered to the market for the first time in over 40 years, this rare mixed use property is ideal for many different buyers. A straight up investment, residence, workplace or all of the above - we'll let you decide.- Retail shop in the front half of the ground floor - Excellent long term commercial tenant on a current 3 x 3 year lease- Combined rent return of \$65,440.86 per annum- Huge four bedroom apartment at the rear over two levels- Original condition throughout with huge scope to change and improve further- Separate eat in kitchen, large bathroom and formal lounge- Deep rear garden with direct car access to Forbes street- Includes a lock up garage and laundry facilities- Generous parcel of land approximately 312 square metres- Land dimensions 6.623/6.737m x 49.99/47.701m- Zoned E1 Local Centre- Premium position with maximum exposure to main road trafficThe choice is yours to either take this property to the next level or relax, sit back and enjoy it as a pure investment. We'll let you decide.