

50 Govetts Leap Road, Blackheath, NSW 2785



Sold House

Thursday, 14 September 2023

50 Govetts Leap Road, Blackheath, NSW 2785

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 657 m2

Type: House



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\$915,000

Opportunity to invest in this character cottage with commercial and residential usage. Located in a prime position in the heart of Blackheath village with 2 leases currently in place, offering a valuable opportunity for investors. The X factors include:

- Prime location in the main street with high level exposure and foot traffic
- Single weatherboard building with retail space at front and residential unit at the rear.
- Zoned - E1 Local Centre - allowing for a variety of commercial uses STCA
- Would suit an investor / SMSF / homeowner / holiday accommodation
- Current lease in place - Commercial and Residential tenant
- Current commercial rental income - \$2002/month inc of GST (\$24,024 /annum inc of GST)
- Current rental income for the unit - \$1,680/month inc of GST (\$20,160/annum inc of GST)
- Total annual income for the whole building - \$44,184/annum inc of GST
- Outgoings include - 50% council rates (\$2,950/annum), 50% water rates (\$633.80/annum) plus insurance
- Excellent investment, same owners for many years, high occupancy rates
- Possibility to add a granny flat (STCA) and increase ROI.
- Set on a 657m2 approx block with abundant off street parking

This versatile space would suit a variety of buyers with its great street exposure, excellent rental history and off-street parking, you will not want to miss this opportunity. Live on site and run a business, rent both, live in the whole residence or set up the perfect walk to town Airbnb.