

# 52 High Street, Largs, NSW 2320

## Sold House

Wednesday, 24 January 2024

52 High Street, Largs, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



James Hannah  
0249342000

## Contact agent

Superbly situated in the heart of the cute village of Largs, less than 10 minutes to major centres of East Maitland, and Maitland CBD, and 45 minutes to Newcastle, the property offers such a terrific variety of opportunities for the discerning buyer. With a current tenant in the residential side, with an opportunity for someone to come in and run the shop, the property has a combined potential rental return of around \$1,000 per week, which offers a great return on investment. The shop has a NSW Lotteries machine and licence, which is an excellent asset for the shop. The home itself offers charm in droves. With a spacious and open planned kitchen, dining and living area, and three spacious bedrooms. The kitchen and bathroom are classy and timeless, with the kitchen well equipped with SS appliances. The yard is spacious enough to be turned into a beautiful area for kids and pets to play, there is also ample storage with two spacious sheds. This is a terrific chance for someone looking to run a terrific business from the shop, and or lease it out to someone willing to do the same. This shop has been part of the Largs community for decades, and now the time has come for someone else to take up this superb opportunity. PRD Hunter Valley is privileged to be marketing this property for sale. Please contact James Hannah today for enquiries or to arrange inspections. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.