

58 Wheatley, Bellingen, NSW 2454

cardow + partners

Studio For Sale

Friday, 14 June 2024

58 Wheatley, Bellingen, NSW 2454

Bedrooms: 1

Bathrooms: 1

Parkings: 6

Type: Studio

\$880k to \$950k

This is a prime opportunity for the astute buyer to capitalize. Large well-located building offering several different potential uses- 664m² block with side lane access, plus Wheatley Street frontage-. Zoned E1 Local Centre. Potential for commercial or residential type uses, or mixed-use- Consider using it as a commercial premises, converting it to a house, or having a home plus business! (subject to Council Consent)- Block & iron building built circa 1980's. Used from construction up until 2023 as the 'North Bellingham Medical Centre'. Now vacant- The building is currently set up with 5 consult rooms, reception, tea room, toilet, large verandas, entrance awning, and upstairs locum accommodation with kitchenette & bathroom- Large concrete parking area. Shared party wall with adjoining commercial property- Needs some work. To be sold 'as is' on a walk in walk out basis- Opportunities such as this rarely present themselves- Fast sale required

Bellingham LEP as follows; Zone E1 Local Centre 1. Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To preserve the dominance of Hyde Street as the retail centre of Bellingham.