

**71 Main Street, Alstonville, NSW 2477**



**House For Sale**

Friday, 1 March 2024

71 Main Street, Alstonville, NSW 2477

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1013 m2**

**Type: House**



Richard Campbell



Timothy Jeffery  
0404146371

**\$1,200,000**

An opportunity to purchase such a diverse investment is a rarity ... with income from commercial & residential and with future development potential (s.t.c.a). Located in the Alstonville CBD within easy walking access to Alstonville's shops, doctors, sporting fields & schools. Excellent exposure from passing traffic. A bustling food & homewares commercial shop fronts onto Alstonville's Main St & has recently signed a new 5 x 5-year lease at \$23,400pa (ex GST) with yearly CPI rent reviews. The lease commenced on 23/11/23. The attached residence has potentially 5-6 bedrooms, plus a sleepout, two bathrooms, an open plan kitchen, dining & family area plus there's a large backyard to utilise. A renovation of the residence would create an opportunity to increase the current weekly rent. There is potential to convert the residence to an office space or consultation rooms (s.t.c.a.). Currently, the 1-year lease commenced on 25/1/24 at \$27,530 pa. NB: New roof installed in 2021. With BLEP 2012 - E1 Local Centre zoning there is potential for a boundary realignment of the existing two lots (Lots 6 & 7) to create separate shop top housing or a residential dwelling at the rear of the property. Alternatively, with land size of 1,013sqm also opportunity for expansion of the existing commercial space, via extending the building or by creating more customer/tenant car parking (s.t.c.a.). Consultant reports commissioned by the current owners for a potential DA are available to review on request for serious buyers and include planning, design, environmental, building and accessibility considerations. Pre DA meeting notes from Council are also available. An investment opportunity to purchase in Alstonville's tightly held Main Street. For all enquiries, please contact Exclusive Agents: Richard Campbell 0414 286138 or Tim Jeffery 0404 146371.