

**72 Cessnock Road, Neath, NSW 2326**

**Raine&Horne**

**Other For Sale**

Monday, 18 March 2024

72 Cessnock Road, Neath, NSW 2326

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: Other**



John Edmondson  
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## Expressions of Interest

Large shop front on Cessnock Road with 2 bedroom flat! Situated on Cessnock Road at Neath is this wonderful property which allows both two investments in one or live in and run your own business on this major thoroughfare. There are endless possibilities and options for you to explore! Run your own café, retail shop, showroom or what about a yoga studio or specialised gym? Live in the unit at the rear and lease out the shop? Where do we stop with the possibilities? The yard is also large enough for construction of a potential Granny Flat (STCA).

**THE SHOP** • Fabulous exposure on Cessnock road with a lot of passing traffic • Secure building & separately metered for power and water • Lettable area is approximately 100m<sup>2</sup> • Additional storeroom or office, kitchenette & bathroom • Split air conditioning • Businesses will need to apply to council for approval

**THE FLAT** • 2 Bedrooms with one bathroom • Spacious open plan living area with modern kitchen • Split air conditioning & ceiling fans

**THE BLOCK** • 765m<sup>2</sup> block • R2 Low Density Residential Zoning • Double garage & double carport • Yard big enough to construct a potential granny flat (STCA)

Please contact agent for more information and viewing will be by private appointment only. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.