

# 83 Meadow Street, Tarrawanna, NSW 2518

## House For Sale

Monday, 15 April 2024

83 Meadow Street, Tarrawanna, NSW 2518

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 594 m2

Type: House



Adam McMahon  
0242675377



Ange Carrigan  
0242675377

## Contact Agent

Smack bang in the heart of Tarrawanna Village, this superbly positioned commercial/residential site comprises three business spaces and a residential dwelling. All business spaces are currently leased, making this a seamless investment opportunity in one of Tarrawanna's most highly visible locations. Alternatively, make the most of this site for development purposes (STCA). PROPERTY Comprising three beautifully appointed business spaces and a privately positioned residential house, this enviably located site presents an outstanding opportunity for investors & developers alike. Adding extra appeal behind the façade are an established central garden, ample off-street parking, a secure patio, and external amenities. With both shops currently leased to high-profile businesses, this opportunity simply couldn't get any more attractive. LOCATION Enjoying a prime corner position in the heart of Tarrawanna's bustling village, this site boasts great foot and road traffic, with highly visible street frontages on Meadow Street and Caldwell Avenue. Close to Fairy Meadow and Towradgi and only six minutes (approx.) to Towradgi Beach, Tarrawanna Village is a superb location to live or work, making this site highly attractive as a lease or development proposition. OUTGOINGS (2022-2023 FY) Rates - \$4923 approx Water - \$1434 approx Insurances - \$4207 approx Fire Certification - \$385 approx R&M - \$725 approx Total = \$11,674 approx