

# 94 Maloney Street, Eastlakes, NSW 2018

## Block Of Units For Sale

Monday, 15 April 2024



94 Maloney Street, Eastlakes, NSW 2018

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 247 m2**

**Type: Block Of Units**



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## FOR SALE \$1,790,000

A secure mixed-use investment opportunity with two distinct income streams: a café business and split level 3 bedroom residence. With a combined gross income of \$80,830.52 annually this property is a proven and secured investment. The Café is currently leased for \$47,030.52 gross per annum with a long lease and enjoys high visibility and comes fully equipped for commercial operations. The additional 3-bedroom apartment generates \$33,800.00 per annum under a periodic lease. Commercial property features: • Approximately 63 sqm including the storage • DA approved for outdoor seating and extended hours of operations • Lease expires December 2027 with 5 year option 3 Bedroom residence features: • Secure lockup garage for one car, access via Harry Street • Split level 3 bedroom residence with high ceilings • Generous open plan living area • Spacious kitchen • Updated kitchen with gas cooking and a dishwasher • Modern bathroom with separate water closet • Airconditioning • Spacious bedrooms with built-in wardrobes and plantation shutters • Impressive timber flooring and high ceilings • Sunny backyard area with external laundry and W/C.