

45 Gaskill St, Canowindra, NSW, 2804

Apartment For Sale

Tuesday, 6 August 2024



45 Gaskill St, Canowindra, NSW, 2804

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Chris Kinsela
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Two storey residence and shop space

This two storey shop and residence is set in the heart of Canowindra's historical main street.

The spacious downstairs area comprises a shop with office, kitchenette, wood heating plus split air conditioning and ample window display. Upstairs, there is a separate fully functionable two bedroom residence which includes ceiling fans, woodfire and ducted evaporative cooling.

The property is fitted with 5kw of solar, as well as an outdoor laundry, toilet, single off street parking with rear lane access and is currently tenanted providing the lucky purchaser with numerous options:

- Continue leasing the premises to the long term tenants providing a sound return.
- Obtain separate tenancy for the downstairs shop, and upstairs residence.
- Upon vacant possession at the end of the tenancy, move in and run your own business while having the luxury of living upstairs.

The current lease is in place until January 2025, with the option to re-sign with current tenants.