

114 Railway Street, Corrimal, NSW, 2518

Block Of Units For Sale

Wednesday, 11 September 2024

114 Railway Street, Corrimal, NSW, 2518

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: Block Of Units

Investment Opportunity: 2 Units + Commercial Suite in Corrimal's Vibrant Hub

Ideally positioned in the heart of Corrimal's bustling local centre, this investment property presents a rare opportunity to secure a versatile asset with immediate income and promising future growth potential. With two one-bedroom residential units and a commercial suite, this property is ideal for investors looking to diversify their portfolio, generate consistent rental income, and take advantage of the high-demand location.

KEY FINANCIALS:

- Rental Income: Approx. \$76,440 per annum.
- Zoning: E1 Local Centre, providing a wide range of commercial and residential uses.
- Potential for future capital gains: Located in a high-growth area, this property is set to benefit from continued local development and infrastructure improvements.

PROPERTY HIGHLIGHTS:

- Two one-bedroom units:

Each unit offers a modern, open-plan layout that seamlessly connects the kitchen, dining, and living areas, creating a highly functional and easy-to-maintain space.

Polished timber floors flow through the spacious bedrooms, each with its own ensuite and integrated laundry for added convenience.

The units also feature private outdoor areas with grassed courtyards, perfect for relaxation and entertaining, providing tenants with a desirable blend of indoor and outdoor living.

- Commercial suite:

The ground-level commercial suite is a prime opportunity for businesses seeking visibility in a high-traffic location. With street frontage and pedestrian access, this space is ideal for a small business, retail shop, or office.

The commercial space adds versatility to this investment, ensuring a steady stream of income from both residential and commercial tenants.

- Ample off-street parking:

A convenient drive-up parking area provides easy access for both residential tenants and customers frequenting the commercial space, enhancing the overall appeal of the property.

LOCATION & LIFESTYLE:

Located in Corrimal's vibrant hub, this property is within walking distance of every amenity, ensuring both tenants and business owners can enjoy ultimate convenience. Residents will appreciate the proximity to:

- Local cafes, restaurants, and shops, perfect for everyday needs and weekend outings.
- Major supermarkets and medical facilities, making daily errands a breeze.

- Public transport options, including Corrimal Train Station and multiple bus stops, offering direct connections to Wollongong CBD and Sydney, making it an attractive option for commuters.

INVESTMENT POTENTIAL:

With Corrimal continuing to grow as one of the Illawarra's most vibrant suburbs, the future is bright for this investment. The E1 Local Centre zoning ensures flexibility for both residential and commercial use, while the ongoing development in the area suggests strong capital growth in the coming years.

The combination of steady rental income and potential for future redevelopment makes this property a smart choice for investors looking to secure a foothold in a high-demand market.

In summary, this mixed-use property offers an exceptional opportunity to invest in a strategically located asset with multiple income streams, excellent future potential, and strong tenant demand. With the combination of two residential units and a commercial suite, the property is perfectly positioned to deliver impressive returns both now and in the years to come.