

8 Beverley Avenue, Warilla, NSW, 2528

STONE

House For Sale

Sunday, 18 August 2024

8 Beverley Avenue, Warilla, NSW, 2528

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Paul Piacentin



Darnell Haselau

Shopfront with house – prime exposure

A unique opportunity to secure a home and business premises in one vibrant location, this quality property is an inspiring find. Offering a flexible E1 Commercial Zoning, the shopfront is ideal for small-scale retail, office space, a medical practice or consultants' rooms; while the residence offers plenty of charm, with abundant scope to personalise and add value if desired.

- Street-facing shopfront providing a main floor, office, toilets and kitchenette
- Potential for childcare centre, GP/specialist, community facility and more (STCA)
- Great setting steps from Warilla's bustling main street and medical precinct
- Freestanding home to rear with separate lounge and dining areas, timber floors
- Rear access from Shacklock Lane to level yard with hardstand, container and garage
- All local conveniences nearby including Warilla Grove, cafes, parks and beach
- School catchment zone for Lake Illawarra South Public School and Warilla High
- Handy proximity to Shellharbour village, Shell Cove Marina and approx. 20 minutes to Wollongong CBD

The below rates are provided as a guide:

Council rates \$968.06pq approx.

Water rates \$233.16pq approx.

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<https://buy.realtair.com/properties/139396>