

**451 Illawarra Road, Marrickville, NSW 2204**



**Other For Sale**

Friday, 5 January 2024

451 Illawarra Road, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Other**



Thao DX Nguyen  
0432084954



Tuan Dang  
0423429746

**\$1,759,000**

A rare opportunity to acquire a prime commercial property with a large residence to add to your portfolio. Ideally positioned in a high traffic area, this mixed use building features: \* Amazing opportunity whether it be for investment or future business opportunity\* Shop & residence in a prime location\* Next to Woolworths supermarket with high traffic\* Close to train station\* Downstairs shop used as a hair dressing salon with own toilet and kitchen\* Upstairs residence offers spacious two bedroom residence with own bathroom and large lounge room\* Rear access to Woolworths supermarket with new fence\* Established and long-term tenant\* Zone E1 (Local Centre). Land size 133sqm (approx.)\* Invest in this rapidly evolving and tightly held bustling retail precinct. Position your business for success or secure strong rentals returns here. Notes: Aircon units and garden shed belong to tenants.