



260 Unwins Bridge Road SYDENHAM, NSW



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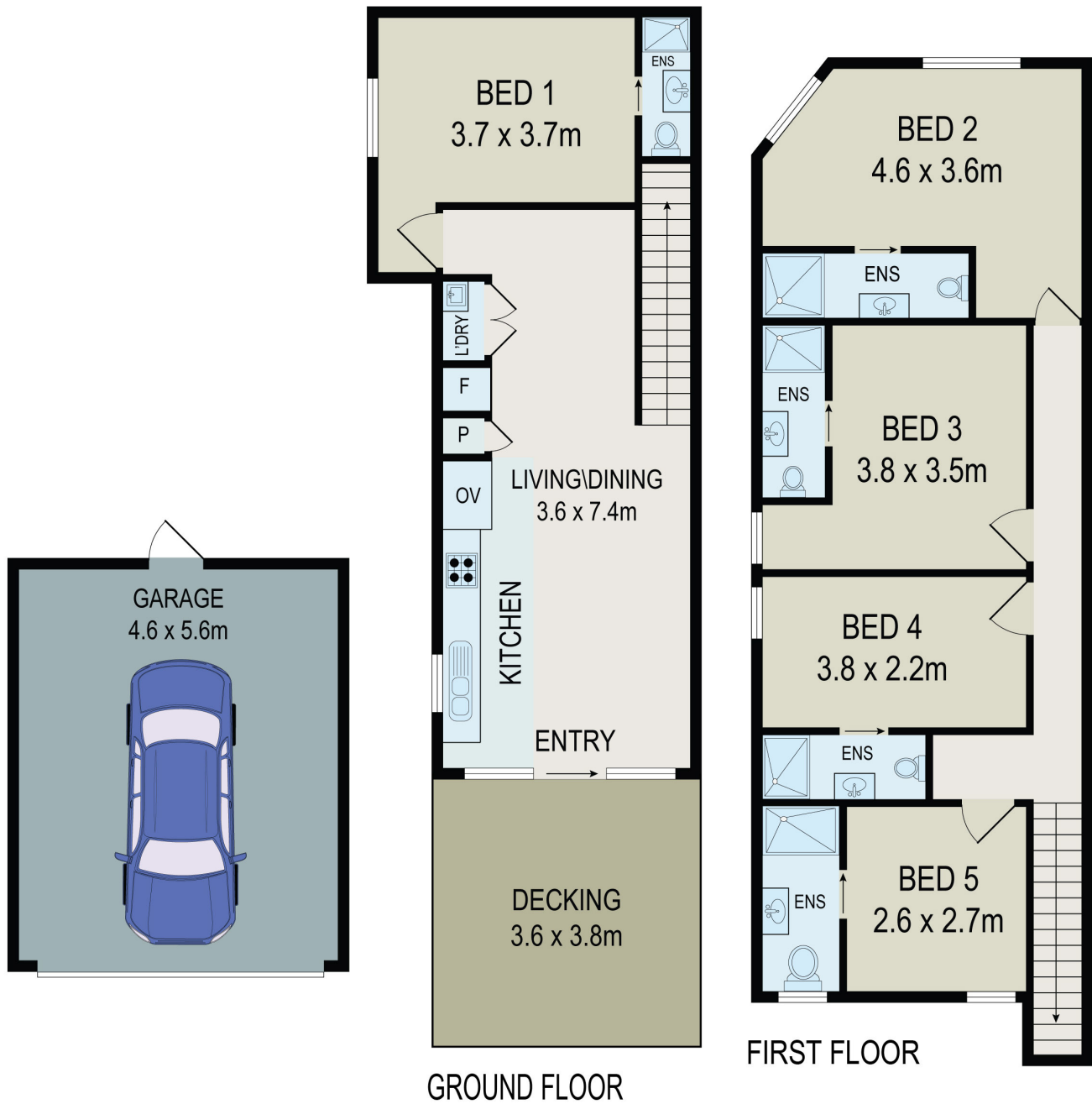
## Rare Freehold Investment with Upside

Located right in the heart of Sydenham, approximately 9km from the CBD this unique 2 storey shop and residence on a generous 170sqm block has multiple potential uses. Enjoying great street exposure this well-appointed commercial premises offers a premium opportunity for those looking for a readymade investment with generous returns, whilst giving the opportunity to add value and enhance the current building.

Features include:

- Prime corner position for maximum exposure.
- 40 sqm shop currently leased to convenience store.
- Fully renovated 5 bedroom residence each with ensuites.
- Building historically used as adult services with potential to reconvert (subject to council approval).

Superbly located within very easy walking distance to Sydenham Station (only 2 stops to Ce



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

