

# Raine&Horne.<sup>®</sup> Commercial

BEXLEY  
25 Stoney Creek Road

275 sqm

## FLEXIBLE PROPERTY WITH COMMERCIAL OR RESIDENTIAL OPTIONS IN PRIME LIFESTYLE LOCATION

Auction Wed 7th May at 6:00 pm

Raine & Horne Commercial Bankstown, on behalf of the Australian Licensed Aircraft Engineers Association, is proud to present this rare and highly versatile opportunity. Currently operating as a commercial business space, the property is zoned for residential use-offering a range of future possibilities.

With a variety of office rooms, bathrooms, storage and parking, it provides opportunities for an astute business owner after a place to set up or smart investor seeking income streams.

The dwelling is immaculately presented and arranged for immediate office use, yet flexibility is there if you desire to convert back into a residential home.


Located with prime exposure on the corner of Stoney Creek Road and Kinsel Grove, it's metres from the heart of Bexley Village, Bexley RSL, parks and buses bound for Drummoyne, Rockdale and Kingsgrove.

Other Key Features Include:

Property ID	L32551430
Property Type	Offices
Building / Floor Area	275
Land Area	575.0 sqm

### AGENT

**Mark Ammoun**

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- Glass front doors welcome into a reception/waiting area
- Two storey design offers office rooms across both levels
- Oversized board/meeting room upstairs is filled with light
- Flexible floorplan could serve one or mixed businesses
- Tidy kitchenettes have ample cabinetry and bench space
- Separate his/her bathrooms, handy storage cupboards
- Gated access to an expansive multi-vehicle driveway

The property will be auctioned on May 7th at 6:00 PM at Bexley Golf Course. For further details, to request a copy of the Information Memorandum, or to arrange a site inspection, please contact the agent listed below. Don't miss out on this exceptional opportunity.

Mark Ammoun

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