



**BEXLEY NORTH**  
91 New Illawarra Road

150 sqm

2 

## Hassle Free Investment Shop & Residence

**Sold**

Strategically positioned on the rapidly evolving Bexley North Retail Village, here is your opportunity to secure a dual occupancy, tenanted investment perfect for investors who want to benefit from immediate income and future capital growth.


Key features include:


- > Exceptionally well maintained shop and residence
- > 202m<sup>2</sup> of Land area
- > Extensively renovated ground floor retail area leased to a well established Beauty and Laser clinic
- > Large two Bedroom residence with dual street access
- > Large garage suitable for 2 vehicles accessed via the rear lane

Property ID	L1195410
Property Type	Retail
Building / Floor Area	150
Car Spaces	2
Land Area	202.0 sqm

### AGENT

**Nicholas Smith**

 0407 787 288

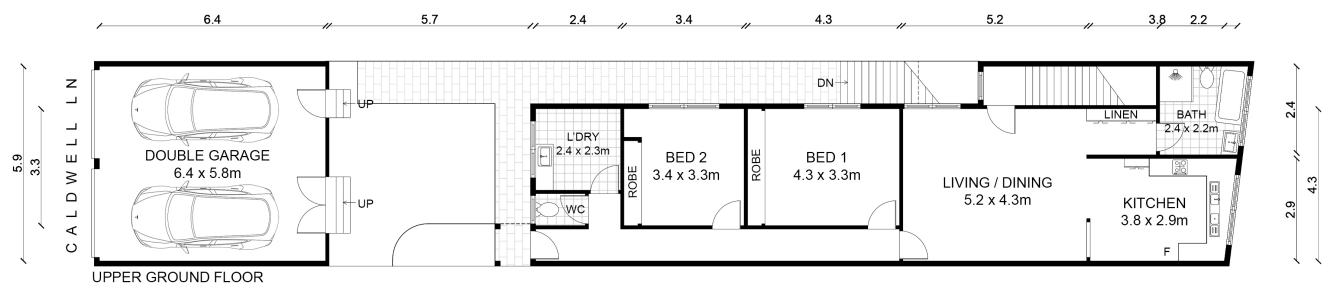
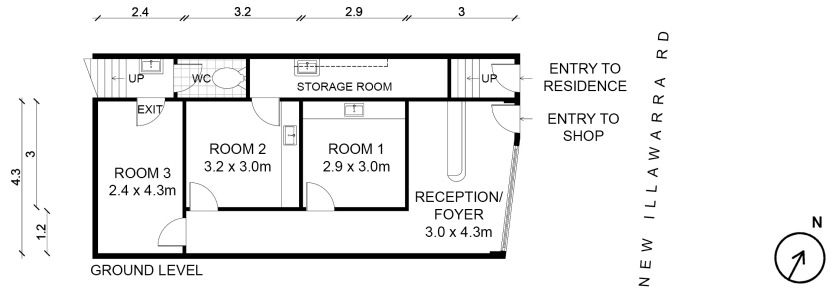
 nsmith@rhcss.com.au

> Only 300 metres to Bexley North Railway Station

> Strong rental income with scope for further improvement

> Perfect as an income-producing investment for an investor who will benefit from further development in the future

\*All amounts, areas and distances are approximate



## 91 New Illawarra Road, Bexley North

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