



ROSEBERY
339 Gardeners Road

192 sqm

3 

TRIPLE THREAT! High Exposure Location
3 Incomes
Development Potential

Auctioned

This is your opportunity to Invest in a mixed-use commercial property, with unlimited potential.

Suited to developers, owner occupiers, and investors, 339 Gardeners Road Rosebery boasts an array of features rarely found in one location. Buyers will benefit from immediate rental income, the option to occupy part or the whole premises in the future or capitalize on the increasing demand for residential accommodation and develop the site.


Key features include:

- > Large 330.4m2 site comprising of 3 separate tenancies.
- > Double shop frontage

Property ID	L22733685
Property Type	Retail
Building / Floor Area	192
Car Spaces	3
Land Area	330.4 sqm

AGENT

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- > Rear concrete sealed parking for 3 Cars, accessed from Dougherty Street
- > 339B Gardeners Road is a 77m² Retail premises currently vacant and featuring an internal kitchenette, air conditioning, rear secure patio and bathroom.
- > 339A Gardeners Road is a 50m² Retail tenancy, housing an established Dog Grooming Salon, featuring sealed hygienic floors, air conditioning and security grill.
- > To the rear of 339A Gardeners Road is a 65m² 2-bedroom self-contained residence featuring laminated timber floors, 3x Split system air conditioning units, soundproofing, rear fencing & Cyclone rated shade sail patio.
- > Each tenancy is equipped with separately metered Electricity and Gas connections.
- > Potential to be easily adapted for a wide range of uses or redevelopments
- > Take advantage of the valuable 14m high allowance and 2:1 FSR.
- > Close to a range of popular amenities such as educational establishments, hospitals, shops, public transport, arterial roadways, café, restaurants, and pubs.

*All amounts are approximate