

# Raine&Horne.<sup>®</sup> Commercial

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MOUNT PRITCHARD  
4/163 Meadows Road

260 sqm

## PROMINENT RETAIL/RESIDENTIAL FREEHOLD INVESTMENT - EXPRESSIONS OF INTEREST!

### Sold

- RETAIL SHOP WITH FIRST FLOOR RESIDENCE
- TENANTED INVESTMENT – VACANT UNIT
- ZONED E1 – LOCAL CENTRE

Raine & Horne Commercial Liverpool is pleased to present an exceptional opportunity to secure a high-exposure retail/residential asset at 4/163 Meadows Road, Mount Pritchard. Situated on a thriving retail strip, this rare offering boasts excellent street frontage and outstanding visibility. Located in the heart of Mount Pritchard, the property benefits from convenient access to key transport links, including Elizabeth Drive, North Liverpool Road, and Liverpool CBD.

#### Key Features Include:

- Prominent position with strong street presence

Property ID	L37639281
Property Type	Retail
Building / Floor Area	260
Land Area	133.0 sqm

#### AGENT

##### Klaude Ruhs

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- Zoned E1 – Local Centre
- Adjoining well-kept modern residential unit on the 1st floor
- Rear lane access for added convenience
- Wide frontage offering strong signage potential
- This is a prime investment opportunity in a tightly held location with strong future growth prospects.
- Opportunity to rent first-floor residence for \$450-\$550 per week.

The property offers a leased, well-maintained retail shop at street level, with a vacant two-bedroom, one-bathroom residence above, complete with a separate laundry. The upper-level accommodation is well kept and attractive to tenants, enhanced by a spacious balcony terrace. This configuration provides a dependable commercial income stream alongside residential rental potential.

For more information and to discuss this opportunity further please contact the exclusive listing agents from Raine & Horne Commercial Liverpool on 9600 7666 or.

Klaude Ruhs 0433 330 555.

Samuel Mazzaferro 0405 910 500.