

# Raine&Horne.<sup>®</sup> Commercial

FAULCONBRIDGE  
456-460 Great Western Highway

950 sqm

## Versatile Commercial and Residential Opportunity in the Heart of Faulconbridge

### Contact Agent

Positioned in a prime location within Faulconbridge, this unique property offers an exceptional opportunity for investors or owner-occupiers seeking a mixed-use asset with solid returns and lifestyle appeal.

Comprising two established ground-floor retail shops and a well-presented residence above, the property combines steady commercial income potential with comfortable on-site living. The retail tenancies enjoy excellent street exposure and easy access for customers, while the upstairs flat provides a spacious, light-filled home ideal for an owner or tenant.

Key features include:

- Two separate ground-floor retail spaces
- Well-maintained upstairs residence featuring multiple bedrooms, living area, kitchen, and bathroom

|                       |           |
|-----------------------|-----------|
| Property ID           | L36770482 |
| Property Type         | Retail    |
| Building / Floor Area | 950       |
| Land Area             | 428.0 sqm |

### AGENT

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- Prominent main-road position ensuring high visibility and foot traffic
- Off-street parking and convenient access to local amenities and transport
- Flexible investment opportunity with scope for owner occupation, rental income, or future redevelopment (STCA)

This rare combination of commercial and residential spaces presents a secure and adaptable investment in one of the Blue Mountains' most accessible and desirable locations.

For more information or to organise a private inspection, please contact the exclusive agents.

\*All quoted measurements are approximate