



# FOR SALE

## MIXED BUSINESS + HOME

### HOME+ SHOP- ZONED R3

On offer is the opportunity to purchase a mixed residential and commercial building in one. Within walking distance to Fairfield CBD and station, this dwelling is perfect for any business owner wanting to work from home or savvy investor looking for a dual income opportunities. Stretched over a parcel of approx. 559m2, opportunity is also there for a granny flat and third income (S.T.C.A.)

- 3 large bedrooms
- Built-ins with en-suite to main
- Tiled floors
- Gas kitchen
- Balcony overlooking Fairfield
- Office/shop space approx. 100m2
- Secured car space for up to 10 vehicles
- Potential yield of \$52,000/annum

3 BED | 3 BATH | 8 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



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