



SOLD

THE POTENTIAL IS HERE

Uri Ross Property proudly presents 7 Foley Road, South Lismore. Built circa 1920's, this property was once owned by Norco, supplying a house for its staff. Due to its location, located in general industrial zoning which gives you the potential to run a business from home (four rooms + facilities downstairs) and the recently renovated home upstairs, there offers a huge amount of potential! And don't forget about the work yard via the rear lane access.

The house like many in the suburb, was affected by the weather event of 2022. The weatherboard beauty has been recently renovated by the owner and features easy to clean floating floors, a new kitchen and bathroom, four bedrooms and a deck which overlooks the back yard. The back yard which then backs onto the work yard which is another potential earner for the new owner. A work yard that approx 172sqm in size is accessed by the lane at the rear via metal gates and is secure.

Downstairs, the owner has updated the existing walls of the structure which is now a very comfortable area to send the teenagers, extra guests/family, a huge storage, or run a home business (STCA) which previously operated. It consists of three average size rooms, a reception room, huge lounge/rumpus, kitchenette, laundry and a bathroom. This area is not approved for full time occupancy though has strong potential for business use/income or whatever your preferences may be.

The backyard is fenced and has raised veggie gardens and mature citrus trees.

The vendor says it is quite a nice neighbourhood with in fact, minimal neighbours as the old factories across the road are not in use.

- block size 581sqm
- rates \$2048 PA

For more information, call Uri today.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

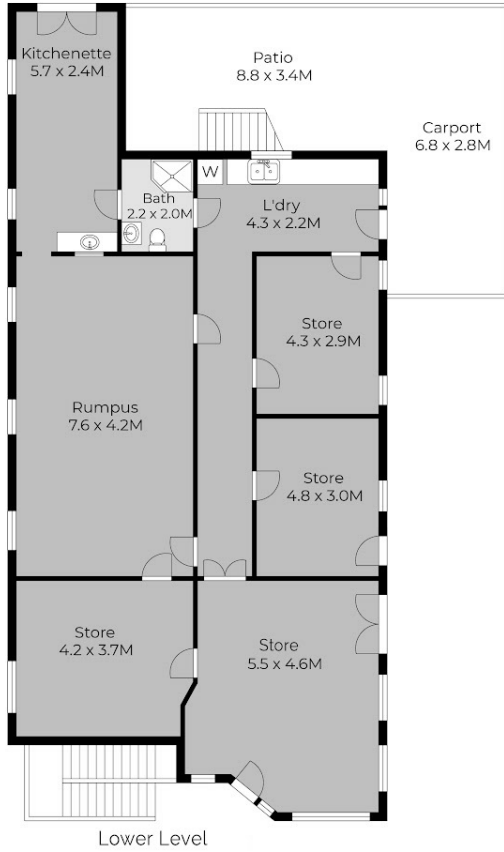
4 BED | 2 BATH | 1 CAR

PRICE:
\$405,430

OPEN FOR INSPECTION:
N/A



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7 Foleys Rd, South Lismore

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.