237 RAWSON STREET, AUBURN, NSW, 2144









SOLD

RARE OPPORTUNITY: RESIDENTIAL HOME WITH COMMERCIAL POTENTIAL

This unique property presents an exciting opportunity for both residential and commercial development. Here are the key features:

Property Features
-3-Bedroom Home: The existing residence provides a comfortable living space, suitable for families or individuals.
-Renovation Potential*: The home can be renovated to modernise its appearance and functionality, making it ideal for those looking to customise their living environment.
-New Home Construction*: There's ample space and zoning flexibility to build a brand-new home tailored to your preferences.
-Mixed-Use Opportunity*: Live on-site while utilising the rear portion of the property for a business venture, allowing for convenient work-life integration.
-Commercial Development*: The property is suitable for constructing a warehouse or other general industrial facilities, offering significant commercial potential.
-Current combined rental income is $970 per week.

This property is conveniently situated within a short walk to local shops and the train station, ensuring ease of access to daily amenities and public transportation. Its prime location also offers quick access to major arterial roads, including Parramatta Road, the M4 Motorway, and James Ruse Drive, providing excellent connectivity to surrounding suburbs and the wider Sydney area. Ideal for those seeking both convenience and accessibility.

Ideal For:
-Investors looking for a residential property with added commercial value*.
-Families wanting a home with the option to run a business from the property*.
-Developers interested in maximising the potential of the land*.

This property is a versatile option that blends residential comfort with commercial possibilities, making it a valuable investment opportunity!

*Subject to council approval.

3 BED | 1 BATH | 3 CAR

PRICE:
$1,403,000

OPEN FOR INSPECTION:
N/A



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