

FOR SALE

STUNNING COMMERCIAL SHOP FOR SALE | PRIME SYDENHAM LOCATION | CLOSE TO SYDNEY CBD

An exceptional opportunity to secure a Stunning commercial shop in the heart of Sydenham, offering immediate returns and long-term growth potential.

Located just moments from Sydenham Station, this high-quality property is currently tenanted and generating a strong rental income, making it an ideal addition to any investment portfolio.

Spanning approximately 76sqm, the shop is well-appointed with modern finishes and a functional layout, making it suitable for a variety of business uses.

Enjoy a highly convenient location within a 2-minute walk to Sydenham Train Station, surrounded by local shops, cafes, and essential amenities.

Property Features:

- Brand new commercial premises (approx. 76sqm)
- Two separate office/consulting rooms
- Modern kitchenette and bathroom
- Premium tiled flooring throughout
- Dual air conditioning systems
- Parking
- Rear lane access
- Ultra-convenient location close to transport, shops & eateries

Please call Shah Kamal to book an inspection on 0468466606

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

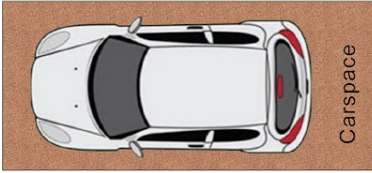
2 BED | 1 BATH | 1 CAR

PRICE:
\$1,000,000

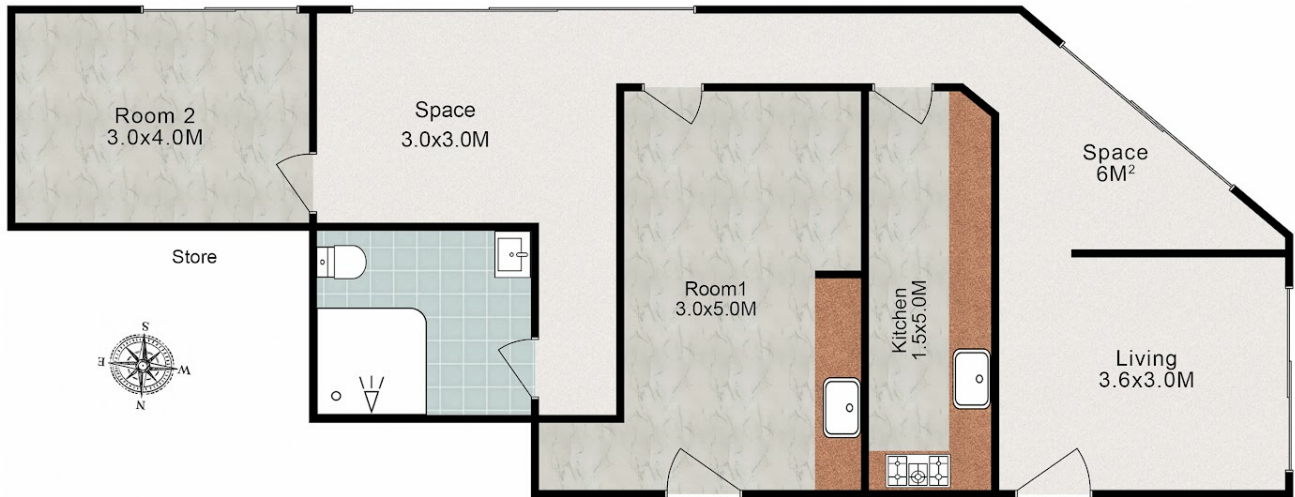
OPEN FOR INSPECTION:
N/A



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U1/286 UNWINS BRIDGE ROAD, SYDENHAM, NSW 2044



Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty.
Floor plan prepared by Fine Estates Photographs, 0431 567 185.

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