169 MORRISON ROAD, PUTNEY, NSW, 2112









FOR SALE

RARE MIXED-USE OPPORTUNITY – LIVE, WORK, INVEST OR DEVELOP (STCA)

Positioned in a highly sought-after Putney location, this unique mixed-use property presents an exceptional opportunity to live, work, invest or redevelop (STCA). Combining a versatile commercial premises at the front with a spacious residential home at the rear, the property offers outstanding flexibility and long-term potential.

Set on a generous 663.9sqm parcel of land (16.76m x 39.62m approx.), the property is conveniently located close to local shopping centres, cafés, quality schools, bus transport and waterfront parks, with easy access to major arterial roads including Victoria Road, Lane Cove Road and Homebush Bay Drive.

The commercial premises enjoys excellent street exposure and strong local presence. Currently configured as a single space, it offers the flexibility to operate as one business or potentially be reconfigured into two commercial tenancies (STCA). There is also potential to integrate part or all of the residential component with the commercial premises, making it ideal for businesses seeking additional workspace or a true live-and-work environment. Perfectly suited to professional services, boutique retail, wellness or other appointment-based businesses, the space provides a prominent and highly accessible location.

Privately positioned behind the commercial premises is a charming and generously proportioned residence filled with character. The home features three bedrooms plus a study, hardwood timber flooring and multiple living areas, creating a comfortable and flexible environment for families or those seeking a live-and-work lifestyle.

For investors, the property offers an attractive dual-income opportunity, while developers and forward-thinking buyers will recognise the future development potential (STCA) in this tightly held Putney location. Opportunities combining commercial, residential and development potential in one property are rarely available.

Property Highlights:

Land: 663.9sqm parcel of land (16.76m x 39.62m approx.),

3 BED | 1 BATH | 1 CAR

PRICE:
Expression of Interest

OPEN FOR INSPECTION:
N/A



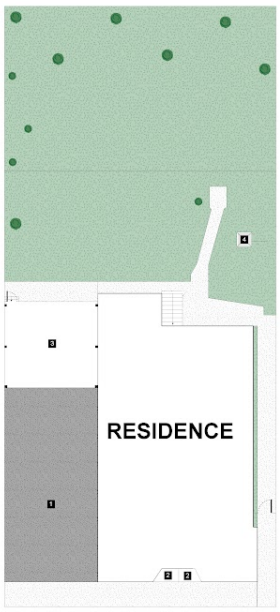
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169 Morrison Road, Putney

4 Bed | 1 Bath | 2 Car



FLOOR PLAN



SITE PLAN

N

LEGEND

1. Driveway
2. Entry
3. Carport
4. Clothes Line

Internal : 158m²
External : 30m²

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All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

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