



FOR SALE

MIXED-USE (3 BED UNIT & SHOP-FRONT) WITH DEV POTENTIAL IN THE HEART OF NORTON ST

MIXED USE TORENS TITLE DWELLING

GROUND FLOOR - Commercial Shop

- + Enjoying excellent street exposure and constant foot traffic, the ground-floor retail shop
- + Perfectly positioned to capture the energy of Norton Street's famous dining and lifestyle precinct
- + Ideal for retail, hospitality, or professional use, with strong existing or future rental appeal.

UPSTAIRS - Residential Apartment

- + Three-Bedroom Apartment on the Upper Level a comfortable three-bedroom apartment offers flexible living or further investment income.

*Please note some images have been virtually furnished

PROPERTY

- + 3 bedrooms
- + 1 bathroom
- + 1 additional outdoor toilet
- + Private outdoor entertaining area
- + Fully fenced for privacy and security
- + Air conditioning throughout

HIGHLIGHTS:

- + Total building size of 188m²
- + Ground-floor commercial shop with strong street exposure
- + Three-bedroom apartment on the upper level
- + Shared Outdoor entertaining area
- + Prime position in the heart of Leichhardt

LOCATION

Surrounded by an abundance of Leichhardt's most popular restaurants and cafés, plus countless local amenities, this address offers unrivalled lifestyle appeal alongside easy transport access to

3 BED | 1 BATH | 0 CAR

PRICE:

\$1,700,000 - \$1,770,000

OPEN FOR INSPECTION:

N/A

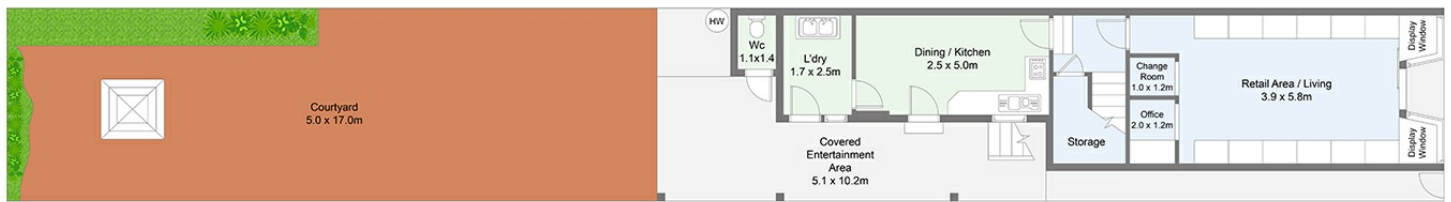


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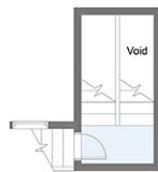
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Utopia Realty



GROUND LEVEL ON SITE PLAN



UPPER
GROUND LEVEL



FIRST LEVEL

UTOPIA
Real Estate

Measurements and aspects are approximate and for illustrative purposes only.
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.