



6/44 Woodbine Street, North Balgowlah

## Prime 78 sqm Retail - BYO-Friendly, Strong Foot Traffic

Versatile, well-presented premises suited to retail, showroom, greengrocer, services or professional rooms and particularly compelling for a pizza or food concept (dine-in/takeaway). Positioned next door to a bottle shop, it's a natural BYO-friendly location (subject to council/strata approvals) with strong local trade.

### Key details

Approx. 78 sqm total

- ~52 sqm open front retail/dining area
- Central prep zone with sink & bench
- ~26 sqm rear room ideal for coolroom, back-of-house or storage

Wide glass shopfront for excellent exposure & signage

Consistent pedestrian traffic and easy parking around the centre

Practical layout that adapts easily for food service, display or consulting

Images used in this advertisement may include AI-assisted edits or virtual styling for marketing purposes. While care has been taken to

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**FOR LEASE**

pa

**BUILDING AREA**

78sqm

**AGENTS**

Glen Wirth

0411 249 955

[gwirth@ljhseaforth.com.au](mailto:gwirth@ljhseaforth.com.au)

Tim Wirth

0421 997 845

[tim@ljhseaforth.com.au](mailto:tim@ljhseaforth.com.au)

**AGENCY**

LJ Hooker Seaforth

(02) 9948 7080



ensure accuracy, interested parties should rely on their own inspection and enquiries.

Inspection highly recommended.

Call Glen Wirth 0411 249 955 or Tim Wirth 0421 997 845.

## MORE DETAILS

Property ID	19D7F78
Property Type	Retail
Building Area	78 m2

### Glen Wirth 0411 249 955

Principal | [gwirth@ljhseaforth.com.au](mailto:gwirth@ljhseaforth.com.au)

### Tim Wirth 0421 997 845

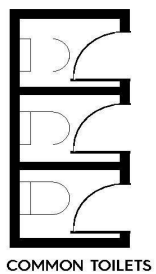
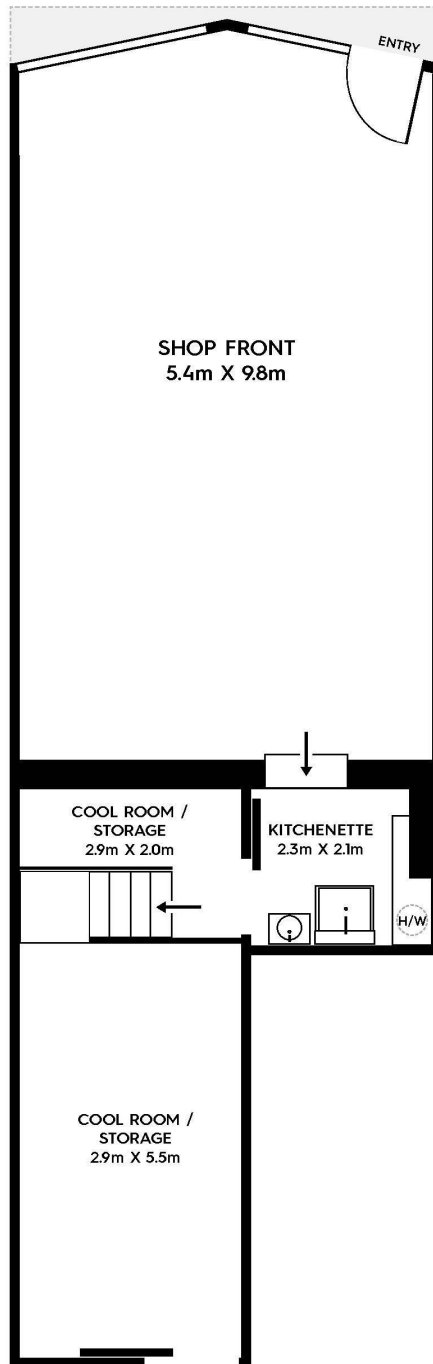
Principal | [tim@ljhseaforth.com.au](mailto:tim@ljhseaforth.com.au)

### LJ Hooker Seaforth (02) 9948 7080

553 Sydney Road, SEAFORTH NSW 2092

[seaforth.ljhooker.com.au](http://seaforth.ljhooker.com.au) | [seaforth@ljhseaforth.com.au](mailto:seaforth@ljhseaforth.com.au)





JCNS  
PHOTOGRAPHY

Measurements are approximate. Not to scale. For illustrative purposes only.

LJ HOOKER  
SEAFORTH  
9948 7080

SHOP 6/44 WOODBINE ST,  
NORTH BALGOWLAH



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

