



120 Walters Road, Blacktown

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## Prime Investment Opportunity — Dual Income!

LJ Hooker Blacktown offers this rare dual-purpose property in one of Blacktown's popular locations. Perfectly positioned, this versatile commercial property with an attached house offers exceptional potential for both investors and owner-occupiers alike.

### Property Highlights:

Potential Day Care Site (STCA)

Commercial space ideal for retail, office, or professional use (already leased)

Attached residential 2 bedroom home —live in or lease out for additional income

1 car garage plus 6 extra car spaces

House includes combined living and dining plus second living area

Split system air conditioning (1 in shop and 1 in house)

Built ins to both bedrooms

Strong potential rental return of approximately over \$70,000 per year

Situated in a high-visibility location with steady pedestrian and vehicle traffic

Secure parking and easy access to major transport links

Close to Blacktown CBD, schools, shops, and public transport

Approximately 695.6m<sup>2</sup>

**FOR SALE**  
**SOLD**

### AGENTS

Poyan Modaresi

0426 805 123

[pmodaressi.blacktown@ljhooker.com.au](mailto:pmodaressi.blacktown@ljhooker.com.au)

### AGENCY

LJ Hooker Blacktown

(02) 9621 1222

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.

 **LJ Hooker**

Currently leased for: \$855.00 with 4% CPI or market value - shop and \$500.00 house per week

Whether you're looking to expand your investment portfolio or run your business from home, this property offers flexibility, functionality, and fantastic returns.

For all enquiries contact Poyan Modaressi on 0426 805 123.

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## MORE DETAILS

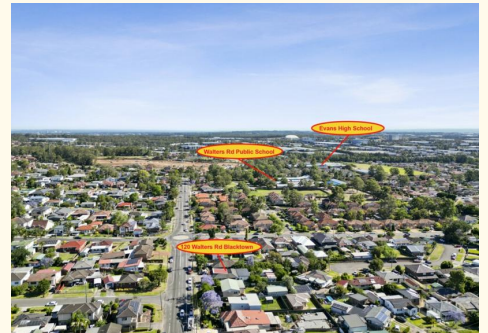
Property ID	2DAWF8K
Property Type	House
Land Area	695.6 m2
Including	Air Conditioning Toilets (2) Deck Built-in-Robes Fully Fenced Liveability Shed

### Poyan Modaressi 0426 805 123

Licensed Real Estate Agent & Auctioneer |  
pmodaressi.blacktown@ljhooker.com.au

### LJ Hooker Blacktown (02) 9621 1222

61 Main Street, BLACKTOWN NSW 2148  
blacktown.ljhooker.com.au | blacktown@ljhooker.com.au





Scale in metres. Indicative only. Dimensions are approximate.

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