



33 Broughton Street, Camden

Proudly Sold by Nathan Fleming - LJ Hooker Lifestyle Group

Positioned in one of Camden's most sought-after locations, this exceptional property presents a rare and versatile opportunity for investors, developers, or those seeking the ultimate lifestyle address.

Set on a generous 638.6sqm block with great side access and just a short 400m stroll to the heart of Argyle Street, with its vibrant mix of shops, cafes, restaurants, and pubs, this is a golden chance to secure a foothold in a tightly held pocket of Camden.

Currently zoned MU1 Mixed Use, the property allows for a wide range of potential commercial ventures (subject to council consent), or can continue to be used as a charming residential home. Currently tenanted at \$620 per week, it provides immediate rental income while you explore its full potential.

Whether you're looking to invest, redevelop, or enjoy a walk-to-everything lifestyle, this offering ticks all the boxes.

To be sold at auction unless sold prior.

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FOR SALE

Please Call

AGENTS

Nathan Fleming

0423 441 388

nathan.fleming@ljhooker.com.au

Jaylen Berroa

0408 505 148

jaylen.berroa@ljhooker.com.au

AGENCY

LJ Hooker Camden

(02) 4655 2111

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**

For further information or to arrange an inspection, contact Nathan Fleming on 0423 441 388.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

MORE DETAILS

Property ID 4GJ1N
Property Type House
Land Area 638.65 m2

Nathan Fleming 0423 441 388

Sales & Marketing Consultant | nathan.fleming@ljhooker.com.au

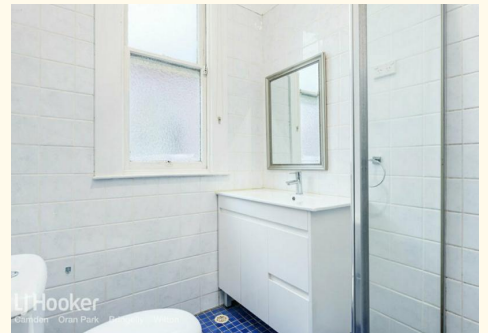
Jaylen Berroa 0408 505 148

Licensed Real Estate Agent | jaylen.berroa@ljhooker.com.au

LJ Hooker Camden (02) 4655 2111

84 Argyle Street, CAMDEN NSW 2570

camden.ljhooker.com.au | camden@ljhooker.com.au



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