

Charlestown, 35 Chapman Street

Endless Potential in Prime Location & B4 Zoned Opportunity

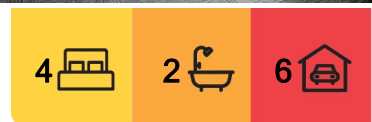
This 4-bedroom brick home, set on a 575sqm block, presents a rare and exciting opportunity with B4 Mixed Use zoning. Whether you're looking to transform it back into a spacious family home or capitalise on its commercial potential, this property offers endless flexibility. Previously used as business premises for 20 years, the layout can easily accommodate a home office, professional rooms, or medical consulting suites, with ample space for parking and room for further development (STCA).

Surrounded by a range of small businesses, this property is ideally located within an established business ecosystem, providing a supportive environment for any commercial venture. The large 575sqm block with an approximate 18.9m frontage adds to the development potential, including opportunities for multi-storey apartments (STCA).

Conveniently located just approx. 550m from Charlestown Square, one of the region's



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For Sale

Guide - \$820,000 - \$880,000

View

ljhooker.com.au/16J1F5E

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largest shopping and entertainment hubs, you'll have easy access to dining, retail, and entertainment options. The property is also close to the Newcastle inner city bypass, making travel to other areas seamless.

The home itself features a spacious kitchen with electric cooking facilities and ample storage, perfect for catering to either a residential or business setup. The lower level can be completely isolated, offering a private living space or separate quarters for family members. The large dining room is filled with natural light and connects directly to the outdoor balcony, making it a welcoming space for both family gatherings and business meetings.

For added peace of mind, the property also comes equipped with an inbuilt security camera system.

Unique offerings like this don't hit the market often, making this is a prime opportunity to secure a flexible property in a superb location.

Council Rates: Approx. \$2,225 p.a.

Water Rates: Approx. \$915.13 p.a.

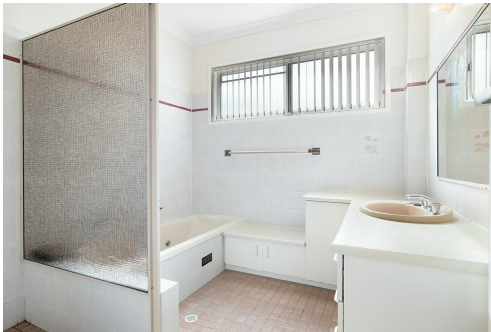
(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations).

More About this Property

Property ID	16J1F5E
Property Type	House
House Size	575.4 m2
Land Area	575.4 m2
Including	Study Air Conditioning Alarm Courtyard Balcony Deck Built-in-Robes Secure Parking Fully Fenced

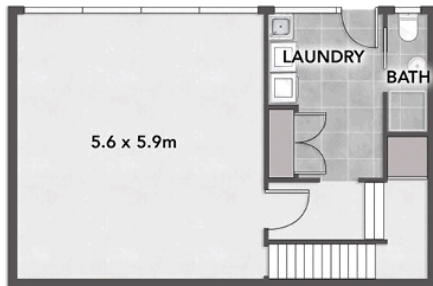
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LOWER LEVEL



MAIN LEVEL