



105 Greenwell Point Road, Greenwell Point

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Invest in your future.

105 Greenwell point Road is an investment, the possibilities for this property are endless. Perfect for small business and lifestyle living all at once. With the opportunity to run more than one Shop/salon or consulting rooms within the premises.

This master-built home is finished perfectly with double brick and suspended concrete, the commercial build couldn't be replaced for the cost of construction.

Down stairs there are 2 large bedrooms that could be repurposed as well a large living/dining area with kitchen. The bathroom also has good storage area, up the internal stair case to the second level and you will find a huge open plan living/dining and kitchen.

The water views from upstairs are fantastic, with the bonus of Mountain views from the rear balcony. The stunning upstairs kitchen has so much bench space and storage and views from the sink! The formal dining area is a highlight with a raised ceiling. The 3 bedrooms are all generous and have built in robes, master having a walk-in robe. The bathroom has a huge spa bath, shower, toilet and even a bidet.

The list of extras for this unique home/business is extensive:

- *Reverse cycle air-conditioning
- *Fans in most rooms.
- *Commercial quality fittings and signage.
- *Huge Double garage with Auto door.

FOR SALE

Open to offers must sell.

AGENTS

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AGENCY

LJ Hooker Nowra
(02) 4421 2957

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.



- *Storage and more storage.
- *Automatic Security gate.
- *Parking for 5 vehicles in a secure concrete carpark.
- *Commercial grade windows
- *Corner location moments from the water's edge and close to other businesses.

Greenwell Point located 15min to Nowra 2 Hours to Sydney on the growing South Coast. Secure your future investment now, Phone Linda Edwards 0403 403 266 for a private inspection.

MORE DETAILS

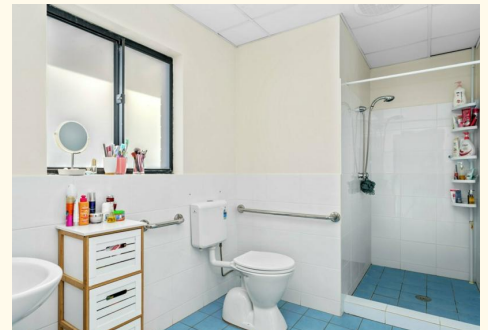
Property ID	64CHSD
Property Type	House
Land Area	367 m2
Including	Toilets (3)

Linda Edwards 0403 437 266

Licensed Real Estate Agent / JP / Member of the LJ Hooker Captains Club | linda.edwards@ljhooker.com.au

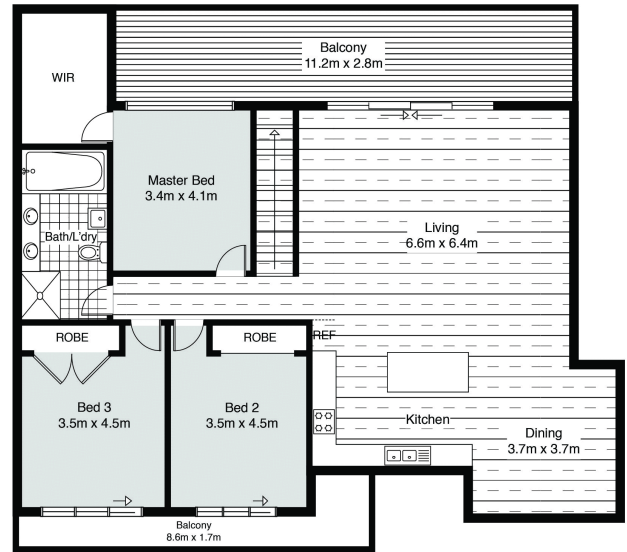
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Ground Floor



First Floor

All attempts have been made to ensure the accuracy of this floor plan.
 All measurements of doors, windows, opening direction, room measurements are approximate
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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