

139 New Canterbury Road, Lewisham

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High-Exposure Inner West Freehold with Strong Income & Future Upside

FOR SALE
Expressions of interest

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AGENCY
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A rare opportunity to acquire a highly visible two-storey mixed-use freehold in the heart of Lewisham, anchored by an established smash repair workshop and complemented by a three-bedroom residence. Situated on New Canterbury Road within Sydney's vibrant Inner West, this versatile property delivers strong dual-income returns with a potential Gross Annual Income of \$135,000 pa and presents excellent future upside, including possible redevelopment potential (STCA).

Key highlights:

- Land area: 240 sqm approx*
- Building area: 340 sqm approx*
- Long-established smash repair workshop with prominent street frontage
- Three-bedroom residential dwelling offering separate access and strong rental appeal
- Potential Gross Annual Income of \$135,000 pa
- Potential to capitalise on Inner West growth and planning frameworks to add density or alternative uses (STCA)
- On-site parking with rear lane access and excellent exposure to

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 **LJ Hooker**

- high traffic flows
- Well connected to transport including Lewisham Train Station, Light Rail and multiple bus routes
- Positioned within a dynamic precinct of retail, commercial and residential amenity in Lewisham's Inner West locale

This offering presents an outstanding platform for investors or owner-occupiers seeking a rare mixed-use asset with both stable income and future repositioning upside in a tightly held Sydney market.

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MORE DETAILS

Property ID 1AK8F8B
Property Type Other

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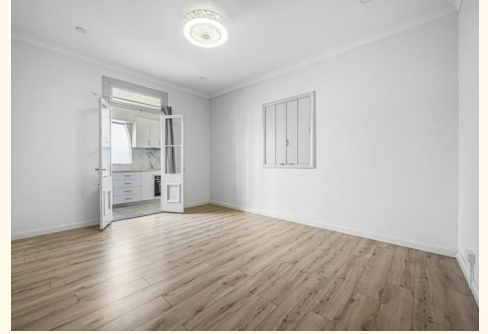
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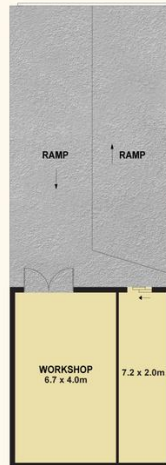
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COMMERCIAL LEVEL 1



COMMERCIAL LEVEL 2



RESIDENCE

139 NEW CANTERBURY ROAD, LEWISHAM

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