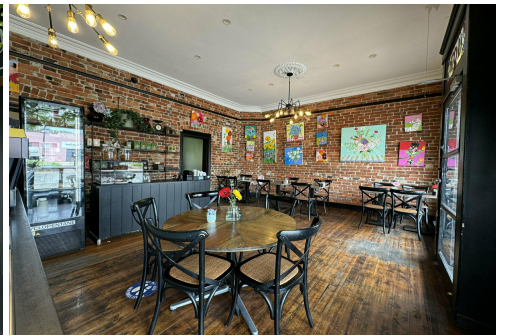
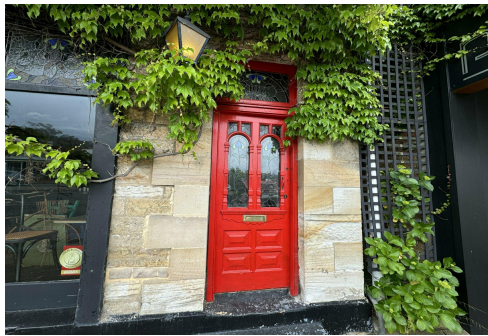




Mittagong, 107 Main Street

Boston Ivy Building - Auction Reserve \$1.8m -Vendor Says Sell

AUCTION ON SITE 2PM SATURDAY 14TH DECEMBER 2024 if not sold prior

"The Boston Ivy 1880"

Step into the charm and character of the Boston Ivy Building, a heritage gem in the heart of Mittagong. This iconic property is a rare find, blending historical significance with modern versatility. Zoned Commercial E1 and occupying 774sqm of flat land these opportunities rarely arise.

Key Features:

Top-Level One Bedroom Apartment

Currently utilized as a successful Airbnb, this stylish flat provides a lucrative income



Disclaimer: 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.

SOLD

1

1

8

For Sale

\$1.8m-Vendor Says Sell

View

ljhooker.com.au/1QAHVU

Contact

Sophie Desprez

0425 202 742

sdesprez.bowral@ljhooker.com.au

LJ Hooker Bowral
(02) 4811 1918

stream. With cozy interiors and stunning views of Mittagong, it's a perfect retreat for travelers seeking a slice of Southern Highlands charm.

Long-Term Tenanted Cafe

The ground floor is leased to a thriving cafe, offering a secure and healthy rental return. Patrons enjoy the delightful courtyard, perfect for dining, meeting up, or relaxing over coffee. The cafe pays \$1500 a week rent.

Ample Rear Parking

The property includes spacious parking at the rear, ensuring convenience for tenants, customers, and visitors alike.

Charming Courtyard

The building boasts a serene courtyard, ideal for alfresco dining or hosting small gatherings, adding immense value to its appeal.

Heritage and Location

The Boston Ivy Building holds a significant place in Mittagong's history, showcasing timeless architectural beauty. Set amidst the picturesque Southern Highlands, Mittagong is renowned for its vibrant community, boutique shops, and proximity to Sydney.

Future Growth Potential

With the upcoming Western Sydney International Airport (Badgerys Creek) set to transform the region, Mittagong is poised for a surge in property values. This makes the Boston Ivy Building not only a stunning property but also a strategic investment.

Don't miss out on owning a slice of Mittagong's history with a steady income and promising capital growth. Contact us today for more information or to schedule a private viewing.

Agent Contact:

Peter Smyth 0419428740
Sophie Desprez 0425202742

More About this Property

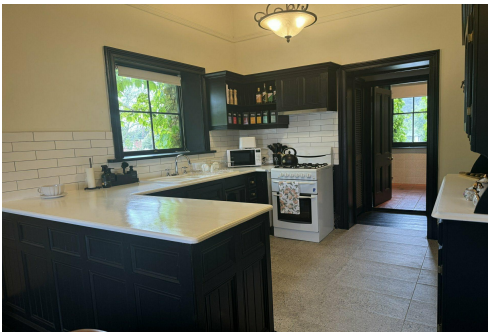
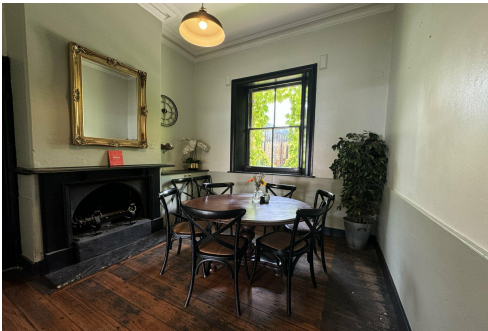
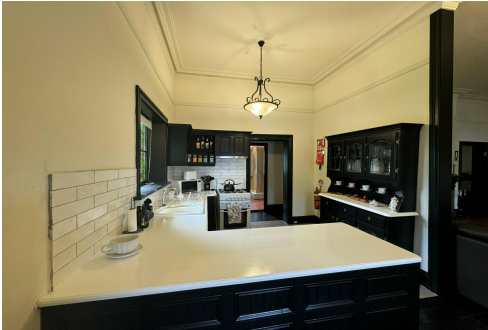
Property ID	1QAHVU
Property Type	House
Land Area	700 m2
Including	Toilets (2)

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