







161 Swan Street, Morpeth

BLUE CHIP PROPERTY, ICONIC PRECINCT!!

Positioned in the very heart of Morpeth's iconic heritage precinct, this rare early 1900s terrace style semi presents an exceptional opportunity to secure a landmark property in one of the Hunter Region's most tightly held and highly sought-after locations.

Constructed from solid double brick and spread across two generous levels, plus an expansive attic space, this versatile property seamlessly blends commercial opportunity & residential living. Offering a ground floor commercial premises with a beautifully positioned residence above, the possibilities are endless. Occupy one and lease the other, lease both for dual income, or embrace the coveted Morpeth lifestyle while generating an additional rental return from the commercial tenancy below.

The upper-level residence offers two bedrooms, a modern bathroom, comfortable living and dining spaces adjoining the kitchen, and French doors opening onto a full width balcony, an idyllic place to relax and soak in the character and atmosphere of Historic Morpeth.

While the home offers exciting scope to renovate, enhance and restore this character-filled property to its former grandeur, creating

2 1 0

FOR SALE
$849,000-$899,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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significant long-term value.

Adding even further appeal is the rare dual street access via Close Street at the rear, providing outstanding convenience for both residential and commercial occupants.

Whether you're an astute investor, entrepreneur or buyer seeking a truly unique lifestyle property, opportunities of this calibre in Historic Morpeth are exceptionally rare. Secure your place in one of the Hunter's most admired heritage communities before this remarkable property is gone.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.
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MORE DETAILS

Property ID	1FDDF6H
Property Type	House
Land Area	468 m2

Kane Bradley
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