



Narooma, 122 Wagonga Street

Development Opportunity in Narooma

Freehold Commercial Shops and Residence

Great opportunity to secure this prominent main street building with fabulous development potential. This property represents a rare opportunity to acquire a large freehold commercial asset with residence above, with an additional block and residence with access from Garvan street. (Note: Premises for sale only, not the businesses)

Features of the property.

Commercial shops street level:

- Large commercial premises currently leased as one shop but could be two separate entities.
- Shop 1 is 63m²; plus 35m²; storage.
- Shop 2 is 165m²; plus 35m²; storage.



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.



For Sale
\$1,985,000

View
By Appointment

Contact
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LJ Hooker Narooma
(02) 4476 1000

- Good rental income
- Great street appeal and visibility.
- Large shop front display windows.
- Right in the heart of the main shopping district of Narooma.
- Private rear parking for upstairs residence and shop staff.

Upstairs Residence:

- Two bedroom Unit with spectacular inlet and coastal views
- Large lounge and dining area and separate front sunroom
- 185m² floor area
- Recently renovated Bathroom
- Covered deck with stunning water views.
- Currently Owner occupied

No 1 Garvan street

- Two x 1 bedroom units
- Large kitchens and living areas
- Fantastic inlet views
- Both currently rented.

Zoned E1 this property is primed for mixed commercial and residential development

More About this Property

Property ID	3EYHMM
Property Type	Other
Land Area	1622 m ²

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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