



47 John Street, The Oaks

## Dual-Income Opportunity in The Oaks | Mixed Commercial & Residential

LJ Hooker United Group presents a unique chance to secure a versatile property offering both commercial and residential income streams. With prime main road exposure and dual street frontages, this low-maintenance property is a perfect fit for first home buyers, investors, or anyone seeking a home with built-in income to help with the mortgage.

At the rear, a neat and tidy two-bedroom home features a built-in robe to the main, split-system air conditioning, internal laundry, and private yard —currently tenanted until March 2026 for \$420.00 per week.

At the front of the block, a commercial premises provides excellent rental returns, also leased until July 2027 and generating consistent income of \$2,631.00 per month.

With a combination of commercial and residential zoning, this property offers flexibility and strong investment potential, making it a standout opportunity in the heart of The Oaks.

Key features:

- Main road exposure.
- Mixed commercial and residential space.
- Dual road frontages.

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**FOR SALE**  
Forthcoming Auction

**VIEW**  
By Appointment

**AGENTS**  
Edwin Borg  
0418 236 274  
ed@ljhunitedgroup.com.au

Nicholas Pikis  
0437 248 641  
nicholas@ljhunitedgroup.com.au

**AGENCY**  
LJ Hooker United Group  
1800 486 4833

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.

 **LJ Hooker**

- Good rental returns on both the residential and commercial spaces, both fully tenanted.
- Low maintenance.
- Excellent investment opportunity.
- Total land size 796.7sq. m\*.
- Just metres from The Oaks Shopping Village.
- 160 m\* to The Oaks Public School.
- A short stroll to local playground and bus stop.

• Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	DQJ1T
Property Type	House
Land Area	796.7 m2

### Edwin Borg 0418 236 274

Sales Executive | [ed@ljhunitedgroup.com.au](mailto:ed@ljhunitedgroup.com.au)

### Nicholas Pikis 0437 248 641

Sales Assistant | [nicholas@ljhunitedgroup.com.au](mailto:nicholas@ljhunitedgroup.com.au)

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41 Wentworth Road, BRINGELLY NSW 2556  
[unitedgroup.ljhooker.com.au](http://unitedgroup.ljhooker.com.au) | [reception@ljhunitedgroup.com.au](mailto:reception@ljhunitedgroup.com.au)

