

359 Princes Highway, Woonona




## Rare Mixed Use Investment Opportunity

Offered in its centenary year, 359 Princes Highway, Woonona presents a rare mixed-use opportunity in the heart of Woonona's CBD, positioned directly opposite McDonald's and at the northern gateway into Woonona.

Originally constructed as a bank, the building retains its vintage character while now offering a substantial turn-key hospitality opportunity, complete with restaurant/bar infrastructure, commercial kitchen, cool room, grease trap, outdoor dining potential and the original vault now incorporated into the bar and wine storage area.

The ground floor commercial space is the key driver of the asset, providing a highly visible restaurant/bar premises with strong street presence, accessible entry, customer amenities and rear access. The property is well suited to an owner-operator seeking to run a hospitality business from a prominent Woonona location, with the benefit of an impressive residence above.

Upstairs, the property offers a beautifully presented three-bedroom residence, providing genuine flexibility for a restaurateur or business owner to live onsite, accommodate staff or management, or lease

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### FOR SALE

Price Guide \$1,990,000

### VIEW

By Appointment

### AGENTS

Chris Tudzarov

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### AGENCY

LJ Hooker Wollongong | Corrimal |

Shellharbour

(02) 4229 8600

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

separately to offset holding or business costs.

With commercial and residential improvements on a single title, rear laneway access, parking for up to six vehicles and a position close to Woonona Beach, local shops and major transport routes, this is a rare opportunity to secure a mixed-use asset with multiple occupancy and income strategies.

For further information, or to arrange an inspection, please contact the Exclusive Selling Agents:

Chris | 0451 714 441  
Martin | 0412 424 226

Residential: approx. 159 sqm  
Commercial: approx. 157 sqm  
Land Area: approx. 613 sqm

#### Key Features:

- Mixed-use commercial and residential property on a single title
- Prominent Princes Highway position opposite McDonald's
- Strong street presence in the heart of Woonona's CBD
- Former bank building with original vault used for bar and wine storage
- Turn-key restaurant/bar opportunity
- Commercial kitchen, cool room and grease trap
- Outdoor dining potential
- Disabled access and accessible amenities
- Rear laneway access
- Parking available for up to six vehicles
- Three-bedroom residence above
- Potential to live onsite or lease the residence separately
- Broad appeal to owner-operators, investors and hospitality users
- Development potential, subject to approvals

#### Commercial Space:

- Ready-to-go commercial kitchen
- Bar and wine storage within the original vault
- Cool room plus storeroom
- Grease trap
- Extractor plus replacement air intake
- Air-conditioned commercial space
- Outdoor dining potential
- Three toilets including accessible toilet plus urinals
- Accessible entry plus side auto-door access
- Separate water meters and separate electricity metering
- Liquor licence noted for internal and external areas, subject to transfer and authority approval

#### Residential:

- Three-bedroom residence with vintage character
- Lift access to the kitchen level
- Zoned ducted air conditioning
- Separate sitting room plus sunroom and dining room
- Premium-grade kitchen with large stainless-steel benchtop
- Pressed metal ceilings throughout
- Suitable for owner accommodation, manager's residence or separate leasing
- Potential residential rental return of \$850+ per week, subject to market conditions

## MORE DETAILS

Property ID VS5HQZ  
Property Type Apartment  
House Size 316 m2  
Land Area 613 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (5)  
Fire Place  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced  
Water Tank  
Solar Hot Water  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Disabled Access  
Exhaust

**Chris Tudzarov 0451 714 441**

Commercial Sales & Leasing | [chris.tudzarov@ljhwollongong.com.au](mailto:chris.tudzarov@ljhwollongong.com.au)

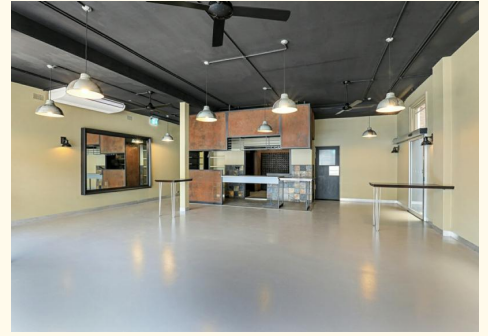
**Martin Merritt 0412 424 226**

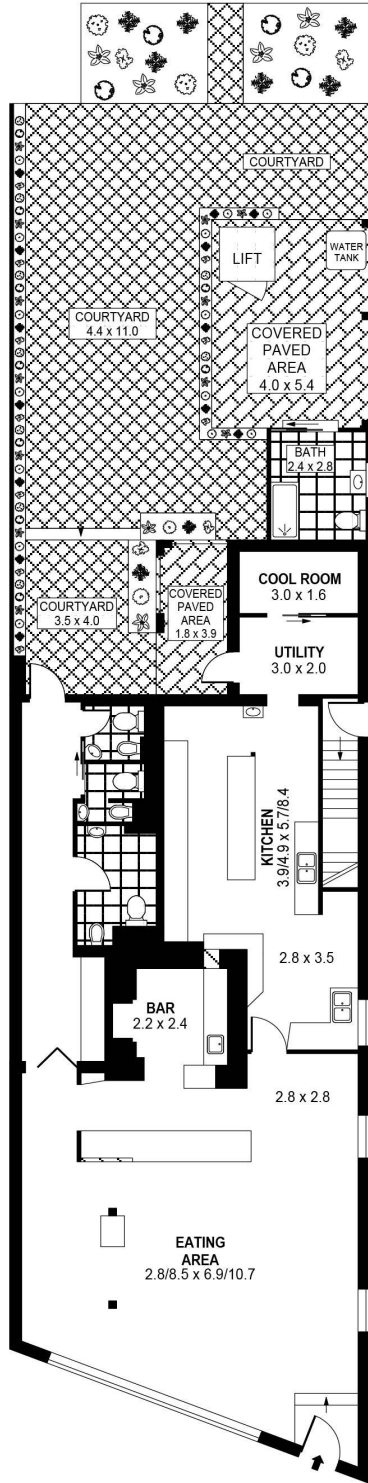
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GROUND LEVEL



UPPER LEVEL



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 09274



INT : 313m<sup>2</sup>  
EXT : 115m<sup>2</sup>



359 PRINCES HIGHWAY

WOONONA

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