





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

3 2 6

FOR SALE
$1,990,000

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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.

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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

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

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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







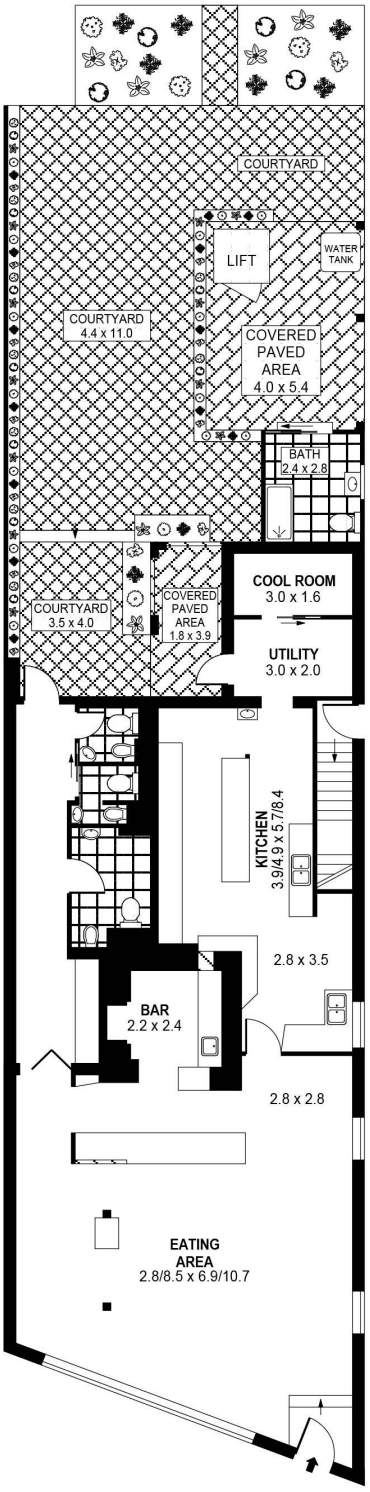




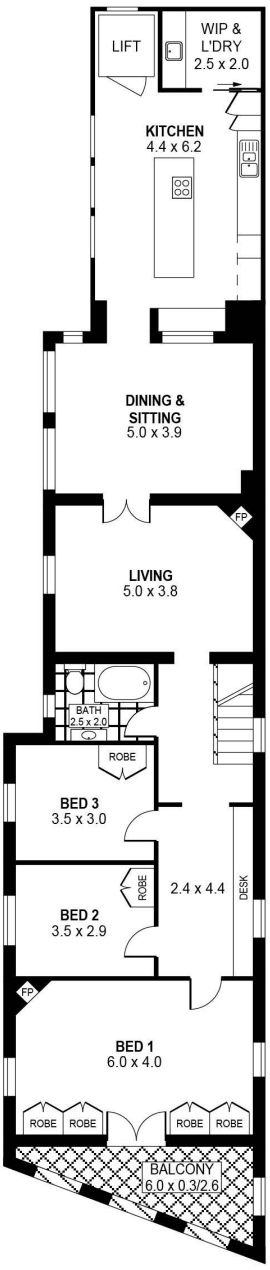
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GROUND LEVEL



UPPER LEVEL

SCALE (METRES)

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

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INT : 313m²
EXT : 115m²

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WOONONA

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