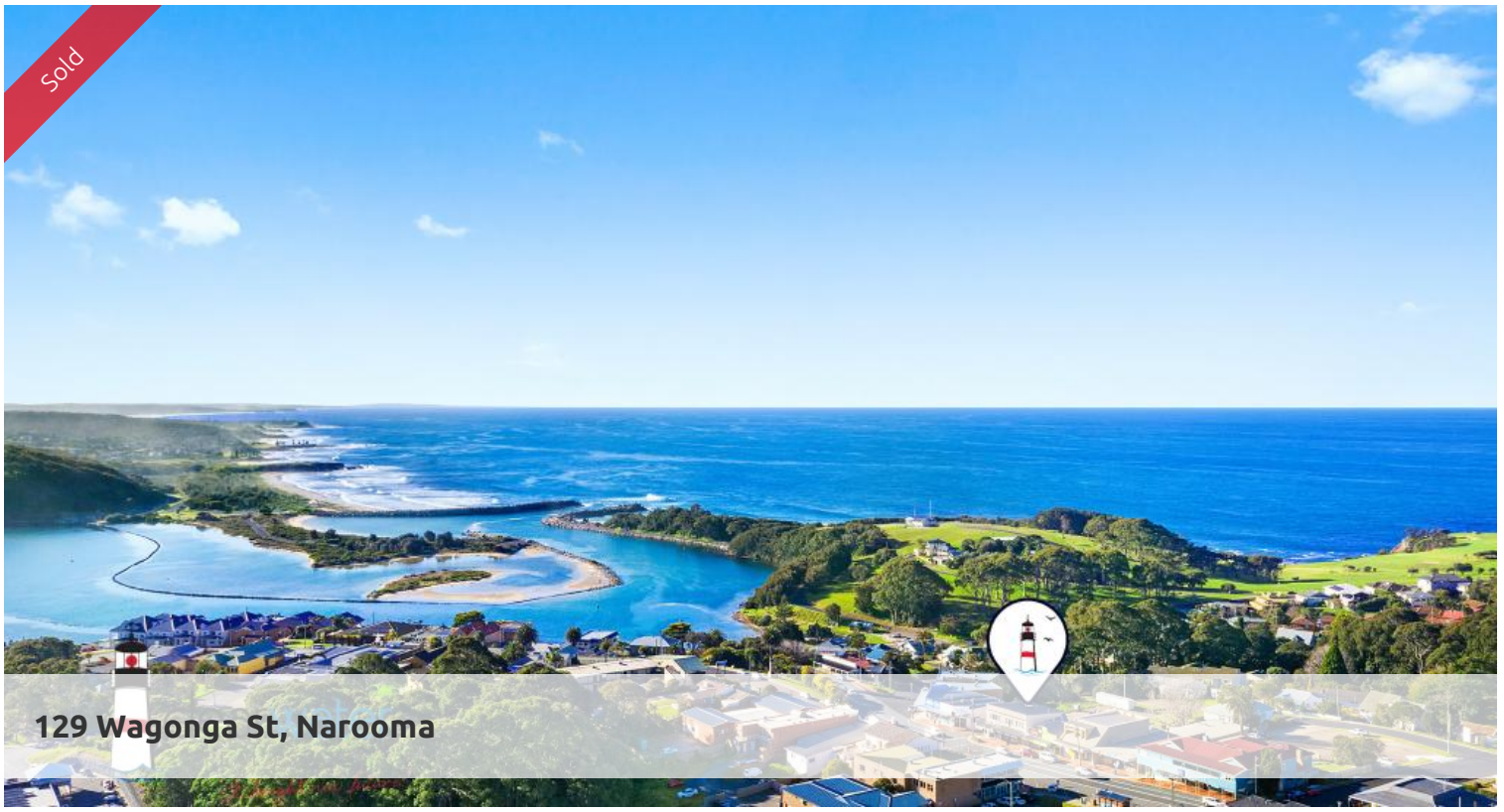










## Freehold Commercial Shops and Residence

Great opportunity to secure this prominent main street building which is now offered for sale for the first time in nearly 20 years. This property represents a rare opportunity to acquire a large freehold commercial asset with residence above, located in the heart on Narooma on the far South Coast. (Note: Premises for sale only, not the businesses)

**Highlights of the property.**

Commercial shops street level:

- Large commercial premises currently leased as two separate shops but could be three separate shops all with their electricity meter board and own front door entry off the main street.
- Shop 1, 2 and 3 total of 370m2 approximately.
- Great street appeal and visibility.
- Large shop front display windows.
- Right in the heart of the main shopping district of Narooma.

Basement area and ground floor:

- Extensive basement areas, currently used as storage 258m2 approximately.
- Roller door into storage space/office space.
- Two separate toilets
- Separate laundry
- Private rear parking for 8 cars.

Upstairs Residence:

- Floor space internal 174m2 and balcony 15m2 approximately.
- Stunning ocean and inlet views
- 3 large bedrooms plus a study
- Massive retro kitchen and open plan dinning and family space with water views.

3 1

| | |
|---|---|
| **Price** | SOLD for $2,170,000 |
| **Property Type** | Residential |
| **Property ID** | 443 |

**Agent Details**

**Office Details**

Clearwater Real Estate - Narooma
02 4476 4449

- Huge separate lounge room
- Large Bathroom.
- Covered deck with stunning water views.
- New roof & new Colorbond facade.
- New windows.

For more information including current tenancies in place, contact Dee on 0421 748 610.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.