

208 Sheridan Street, Gundagai, NSW, 2722



Block Of Units For Sale

Tuesday, 14 January 2025

208 Sheridan Street, Gundagai, NSW, 2722

Bedrooms: 2

Bathrooms: 3

Parkings: 3

Type: Block Of Units

ONE BUILDING with Two Shops,.. A NEW Residence plus Separate STORAGE Capacity!

RARE INVESTMENT OPPORTUNITY Located in the centre of Gundagai's historic main street, this imposing property is surrounded by cafés, hotels & shops, with both supermarkets within a 3-min walk. The **GRAND THREE-LEVEL BUILDING** features two separate shops on the street level, a **SPACIOUS** fully-refurbished two-bedroom residence with balcony on the first level; & four large rooms & additional storage space on the ground level. With ideal location, timber flooring, high ceilings, solid construction & diverse rental opportunities, this property is simply an investor's delight.

(Two-Bedroom Residence) 208 Sheridan St (CURRENTLY LEASED) - \$1,776.66 monthly

- A panelled entrance door off the main street leads to a flight of stairs which ascends to the **ENORMOUS** & modern upstairs apartment
- The vestibule at the head of the stairs is perfect as a study or sitting room
- A fully-renovated open-plan living, dining & kitchen area is luxurious with timber floor, high 3.3m ceilings & French windows opening onto a new full-width balcony with a 30-year warranty & views over Morleys Creek and the hills to the west
- The huge space is made comfortable by a reverse-cycle air conditioner & ceiling fan
- The striking kitchen includes an island bench with new dishwasher; a new oven, cooktop & pantry; & an internal laundry
- Both spacious bedrooms enjoy new carpet, built-in robes & a ceiling fan
- The updated fully-tiled bathroom features new fixtures & a shower with rainfall head & frameless glazing

(Shop 1) 210 Sheridan St (EXPIRED LEASE) - \$955.95 monthly

- The air-conditioned shop has gleaming timber flooring, a high ceiling & a north-facing glass frontage which captures natural light & allows window shopping. A separate office is also air-conditioned & it has glazing so an eye can be kept on the shop. The storage room includes a kitchenette & there is a separate toilet & powder room.

(Shop 2) 212 Sheridan St (EXPIRED LEASE) - \$1,040 monthly

- The shop has timber flooring, a soaring ceiling & a north-facing front window & glazed entrance door. There is an independent kitchenette & toilet with powder room

LOWER LEVEL Access via Side & Rear - Four Rooms & Storage Space

- The lower level may be renovated for use as another shop or second residence subject to council approval or even as an office or wine cellar. It features four large rooms, three storage rooms & an open fireplace. Current access is from the rear Sheridan Lane, but side access from the main street is also possible.

FURTHER HIGHLIGHTS

- Abundant space at the rear for parking
- Freshly painted & with new floors

SITUATED IN THE VERY HEART OF GUNDAGAI

- Cafés, bakery & hotels moments away; Woolies (200m); Foodworks (180m)
- Gundagai Services Club & Bowls Club (just a 260m walk); Carberry Park & playground (only 260m); swimming pool (550m); golf course (550m)
- Zoned for Gundagai Public School (2.1 km) & Gundagai High School (1.1 km), with St Patrick's Catholic Primary School (500m walk) & Preschool (220m walk)
- Medical Centre (450m); Gundagai District Hospital (1.7 km)

Located in a prime position in iconic Gundagai, this solid building offers many possibilities. Live in the upstairs residence, operate your business from one of the shops & collect rent from the other shop to help with any loan repayment or enjoy three (or later four) rental incomes. For further information or to arrange an inspection, contact Marya on 0425 275 555.