



60 Cessnock Road, Weston

\$400,000

RARE OPPORTUNITY WITH GREAT POSSIBILITIES!

Web ID: 42718112080

**SAMANTHA
SHONE**

0423682959



Sylvester real estate presents to the market a rare opportunity to purchase a solid 3-bedroom home with the bonus of a oversized shop front in a high foot traffic location.

Currently holding a successful well known Newsagency, you can move straight on in and make yourself at home.

- Neat 3- bedroom home with side access to the double carport
- Large bathroom with neat & tidy laundry
- Inviting open eat in kitchen with ideal storage
- Spacious living room in the heart of the home
- Storage room/sun room
- Beautiful pressed metal ceiling to the shop front
- Zoned B4 (Mixed use) this property has potential to make changes to suit your imagination - subject to council approval
- **With an array of possibilities, you could transform it into a local restaurant/café, keep as a local news agency or simply make your home**
- Being owner occupied and operated, there is no fixed lease in place for the news agency
- Great location high foot traffic area positioned in the heart of the Weston CBD

*** There is an option to purchase the existing business from the owners to be discussed with agent.

- All new lotto fit out with LED lighting & HDD screen
- All cards, magazines, papers and gift shop merchandise & display as can be seen
- Carpet throughout the shop, pressed metal ceilings, quality fixtures & fittings

Key Details

- Land Size: 466sqm corner block
- Water rates 160 per annum approx.
- Council rates \$950 per qtr approx.

To arrange a private inspection today please call Samantha Shone on 0423 682 959.