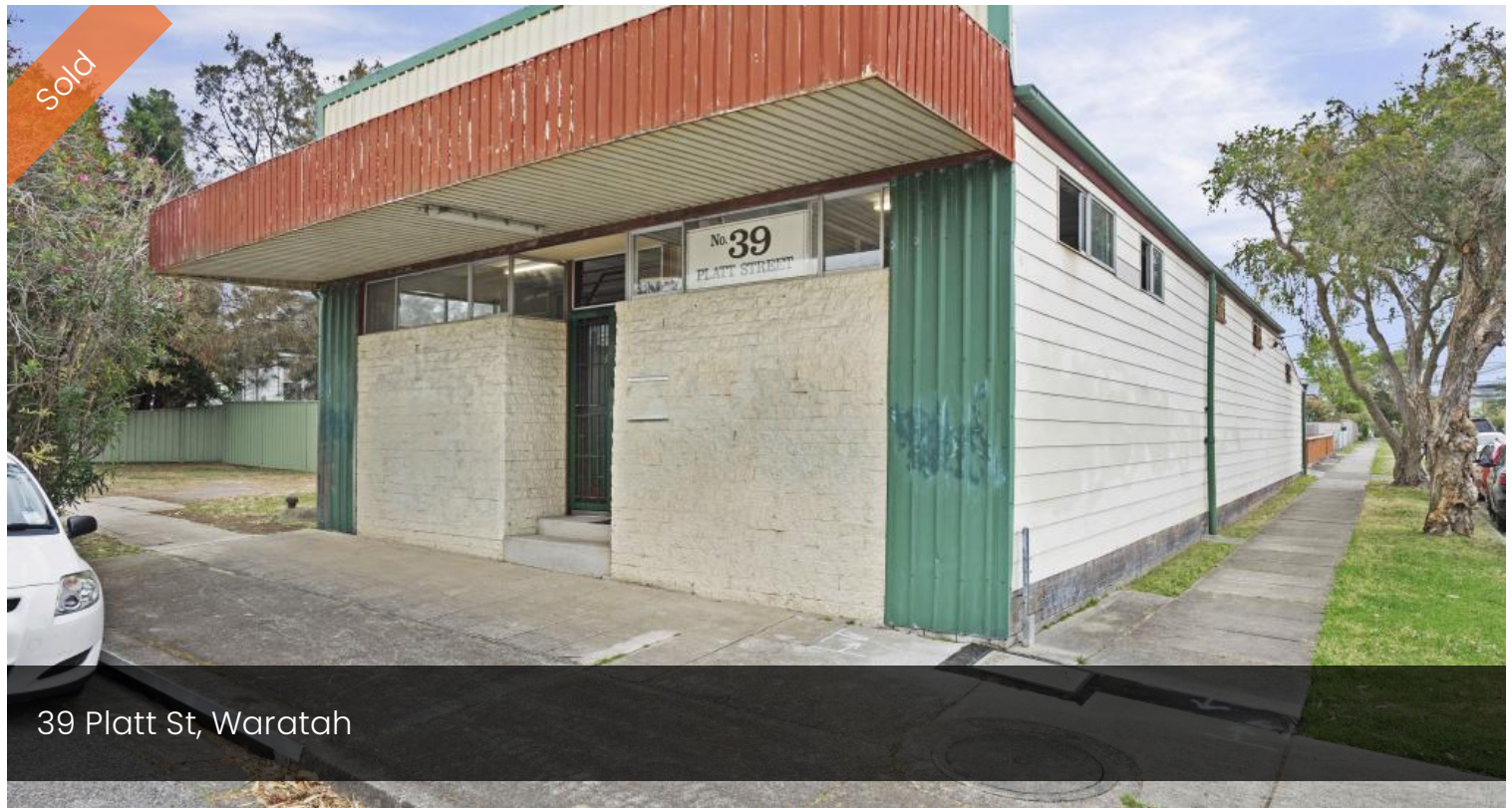


Sold



39 Platt St, Waratah



Commercial Space or Residential Development

Originally thought to operate as a grocery wholesale business, this building includes a traditional corner store facade with a rich history including a repair centre for whitegoods and registered offices to a group of small business owners. Of weatherboard and clad construction with high windows providing privacy and natural light, it's currently configured as a series of individual offices with a large strongroom at the rear and a colourbond shed and awning outdoors.

Resting on a corner double block on a combined 634sqm, it has R2 Low Density Residential zoning with NCC approval to operate as commercial premises. Offering ultimate work from home flexibility, it's essentially a blank canvas for the sophisticated buyer to combine warehouse aesthetics with designer style.

 2  1  632 m2

Price	SOLD for \$920,000
Property Type	Residential
Property ID	140
Land Area	632 m2
Floor Area	226 m2

Agent Details

Peter Saunderson - 0468
407 946

Office Details

Saunderson Property
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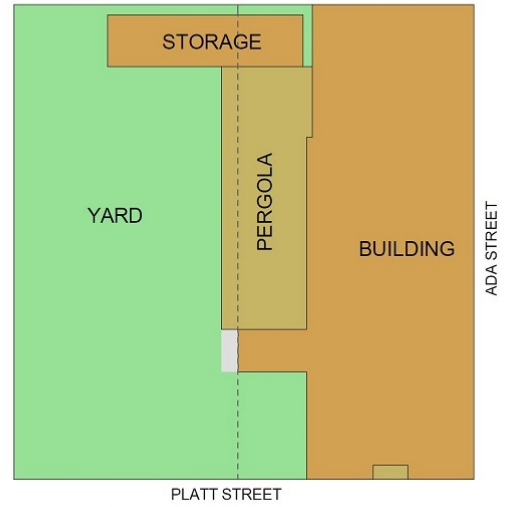
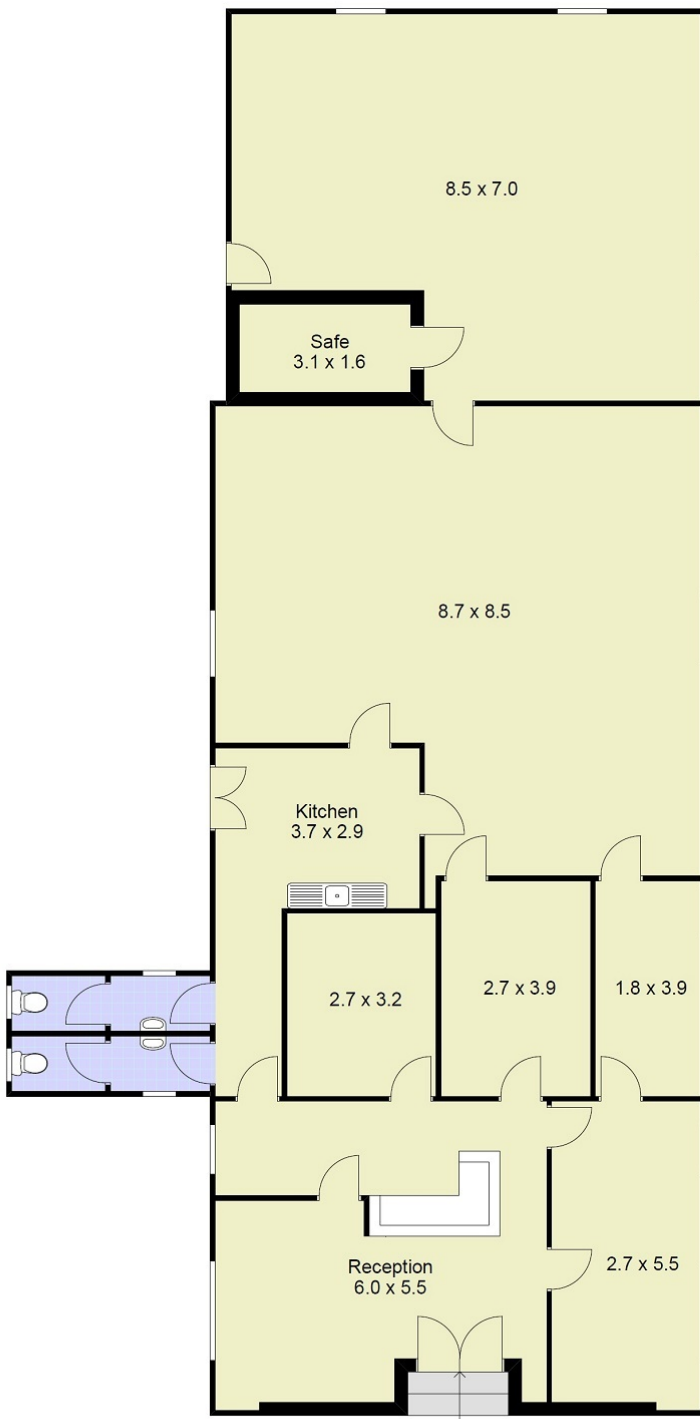
Current owner has had concept drawings done for Three 3 bedroom 2 bathroom freestanding homes, with a single garages. Of course any development would be STCA.

This double block with approx dimensions of 24.69m X 25.65m and dual frontage to Ada St. The existing warehouse/office building occupies one lot and an old colourbond shed and awning traverses the boundary between the lots. Large strongroom with 20 cm thick concrete walls and roof. May suit childcare centre or medical rooms with – site parking (STCA).

Within minutes reach of Waratah shopping village, train station and the Calvary Mater Hospital. A choice of primary schools as well as St Phillips Christian College and Callaghan College within strolling distance and the university of Newcastle in close proximity.

For further details contact Peter Saunderson on 0468407946 or peter@saundersonproperty.com.au

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.



SITEPLAN
(NOT TO SCALE)

