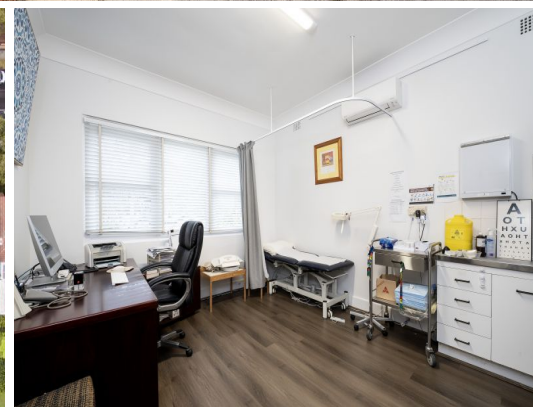
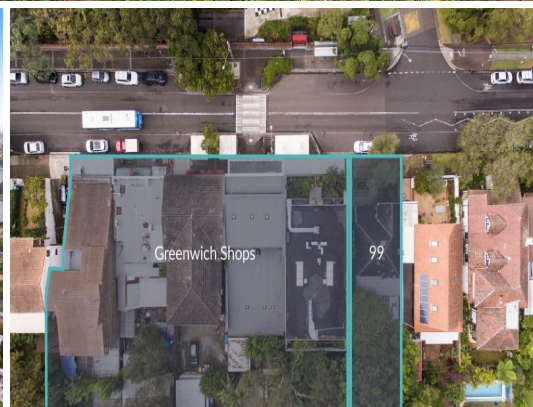


STONE



99 Greenwich Road Greenwich, NSW

4

1

2

## SOLD BY STONE GREENWICH

Positioned in the heart of Greenwich and well known to locals, this well-respected business residence has been rezoned as E1, meaning commercial business on the ground floor with potential for a residential residence above or at the rear (STCA).

Already situated adjacent to existing popular strip of local shops, it consists of four generously spacious consulting rooms, reception area, kitchen and both staff and customer bathrooms, it's wheelchair accessible and features a variety of charming character features.

- Nestled at the end of Greenwich Road village shops, opposite the infants school
- Light filled, breezy reception area with 3m ornate ceilings and original fireplace
- Modern staff kitchen with abundant cabinetry, renovated bathrooms
- Level 366.7 approx. parcel with potential studio or granny flat opportunity
- Ramp allows for wheelchair accessibility as well as stairs to cater to all clients
- Tidy gardens frame the front, with mulch and established trees at the rear
- Reverse cycle air con and alarm security offers comfort and peace of mind

Price:

SOLD BY CHRIS KEANE



**Chris Keane**

0497 102 114





The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.