

8 Beverley Avenue Warilla, NSW



## Shopfront with house ? prime exposure

A unique opportunity to secure a home and business premises in one vibrant location, this quality property is an inspiring find. Offering a flexible E1 Commercial Zoning, the shopfront is ideal for small-scale retail, office space, a medical practice or consultants' rooms; while the residence offers plenty of charm, with abundant scope to personalise and add value if desired.

- Street-facing shopfront providing a main floor, office, toilets and kitchenette
- Potential for childcare centre, GP/specialist, community facility and more (STCA)
- Great setting steps from Warilla's bustling main street and medical precinct
- Freestanding home to rear with separate lounge and dining areas, timber floors
- Rear access from Shacklock Lane to level yard with hardstand, container and garage
- All local conveniences nearby including Warilla Grove, cafes, parks and beach
- School catchment zone for Lake Illawarra South Public School and Warilla High
- Handy proximity to Shellharbour village, Shell Cove Marina and approx. 20 minutes to Wollongong CBD

The below rates are provided as a guide:

Inspect:

Saturday, 21st September 2024 9:00 - 9:30

Price:

Price Guide \$750,000



**Paul Piacentin**

0411 754 884



**Darnell Haselau**

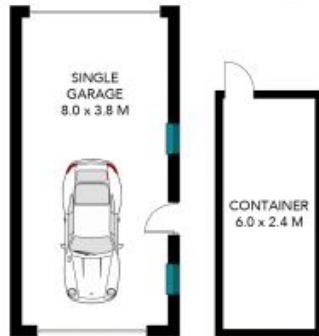
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**Warilla**

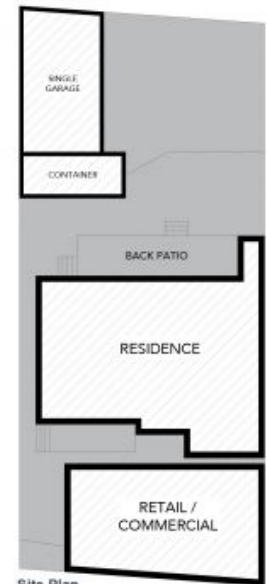


(NOT IN POSITION)



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Site Plan



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.