



## Fantastic Mixed-Use Investment Opportunity - Shop, Apartments & Parking



2



2



2

## 275 Bondi Road, Bondi

### Forthcoming Auction

Set on a landmark Bondi Road intersection amid popular eateries, this prime holding combines a lucrative shop, two apartments and dual onsite parking. The shop is currently leased by a busy nail technician, offering a large front window to draw the attention of passers-by, plus internal consultation rooms. The upstairs apartments give the option to capitalise as long or short-term rental accommodation – featuring a front residence with a glimpse of the water – as well as the option to live onsite and earn from the shop below. Tightly held for decades, there is scope to reimagine this address with an architect's expertise (STCA), but for now, seize the moment and enjoy these superb investment and location benefits right away, including quality neighbours and exceptional traffic as people come and go from Bondi Beach.

#### Property Features:

- Supreme location merely 700m from the sand of Bondi Beach
- Shop lease expires in September offering scope to renegotiate
- Shop caters for hair/beauty, health clinic or professional services
- Bright shopfront, two treatment rooms, staff & storage retreat

<b>Property ID:</b>	L33266961
<b>Property Type:</b>	BlockOfUnits
<b>Garages:</b>	2

---

#### Steven Henderson

0407 150 071

[steven.henderson@db.rh.com.au](mailto:steven.henderson@db.rh.com.au)

- Lane access to 2 car spots, shared washroom & laundry facilities
- Live in the water-facing apartment while earning from the shop
- Can lease out two x 1 bed apartments plus a third room/office
- Main residence designed with ornate ceilings & northerly light
- Prime renovation or redevelopment site (STCA, E-1 Zoning)
- Near popular hospitality venues including Trattoria Elva & Totti's
- Just metres from 333, 380, 381 bus stop including express to city