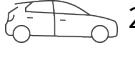




Versatile Freehold With Main Road Exposure - Occupy Or Invest

195sq m 



205 Rocky Point Road, Ramsgate

For Sale
\$1,650,000

Raine & Horne Double Bay, in conjunction with Colliers, are pleased to present 205 Rocky Point Road, Ramsgate, for sale via Expressions of Interest.

Offered with vacant possession, this is a rare opportunity to secure a freestanding commercial property with main road exposure, dual access from the front and rear, in the heart of Sydney's thriving southern corridor.

The property is comprised of a functional commercial office with a modern fit-out, and a self-contained one-bedroom apartment with a private entrance, which can be extended to another two bedrooms if the upstairs office is converted (STCA).

This is a unique opportunity, giving ultimate flexibility to the incoming purchaser by having a dual-income stream and benefiting from the high profile, main road location.

Key Investment Highlights:

- Main road exposure along Rocky Point Road
- Site area: 232.09m²*

Property ID: L36635558
Property Type: Retail
Building / Floor Area: 195

Richard Faludi
0430 059 426
richard.faludi@db.rh.com.au

- 195m² Approx. building area
- Flexible configuration: two-level office plus one-bedroom apartment (potential to convert to 3 Bedroom's STCA)
- Offered with Vacant Possession
- Secure tandem lock-up parking with rear lane access
- Dual Income potential
- Positioned in Ramsgate's busy commercial hub with strong rental demand
- Proximity to Ramsgate Beach Plaza, cafés, and retail precinct
- Easy access to Sydney Airport, Port Botany, and major arterial roads