

## Mixed Use Opportunity With Rear Parking And Excellent Exposure



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### 119 Edgecliff Road, Woollahra

#### Sold Prior To Auction

Perfectly positioned in a prime central position between Cooper Park and Bondi Junction, this versatile E1 mixed use property offers a rare combination of lifestyle appeal, business opportunity and untapped investment potential. Set on a generous 271 sqm approx. north-to-rear block with wide frontage and dual parking via rear lane access, it's the perfect choice for an array of lucrative business projects. Expansive skylit interiors reveal elegant character details, extending to a north facing rear courtyard. Moments from transport and city access, this prestigious address promises excellent exposure in a high-traffic area.

#### Property Features:

- Coveted mixed-use zoning in a vibrant, high-traffic precinct
- Wide frontage and capturing beautiful northerly sunshine
- Benefits from rear lane entry to two secure car spaces
- Expansive floorplan suits business or residential purpose
- Potential to add a level and capture elevated views (STCA)

**Property ID:** L37622198

**Property Type:** House

**Garages:** 2

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- Elegant lounge with marble fireplace and a skylit living zone
- Two generous bedrooms each fitted with built-in wardrobes
- Massive under-house storage ideal for future expansion (STCA)
- Suits a variety of office spaces, consulting rooms or clinics
- Standout exposure in buzzing Woollahra retail/café precinct
- Stroll to Bondi Junction, rapid access to transport and CBD
- Prime E1 investment opportunity with incredible potential