Raine&Horne®

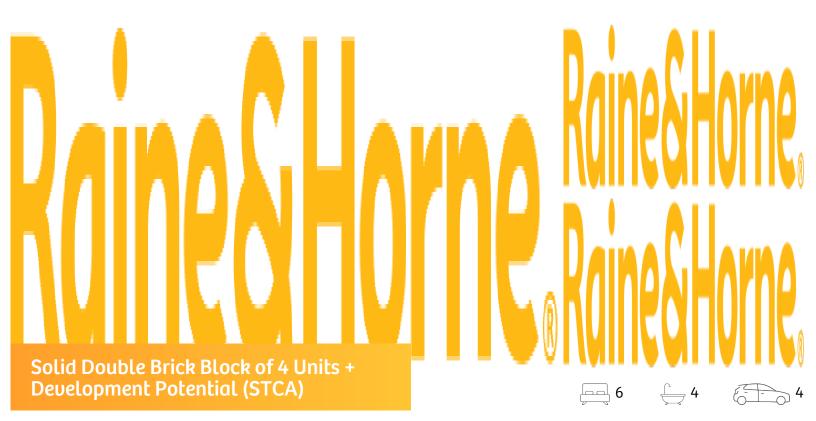## Solid Double Brick Block of 4 Units + Development Potential (STCA)

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87 Liverpool Road, Burwood

For Sale - contact agent

A solid double brick Art Deco building comprises four fully renovated units (2 × 2 bed + 2 × 1 bed) with a total internal area of 248sqm across two levels, offering sun-drenched living areas with charming original character features throughout.

The spacious backyard provides comfortable parking for up to four cars.

Sitting on 385sqm of land (approx) with E1 Local Centre Zoning, it allows for various options and potential for further development on the site (STCA)

The property also includes a valuable council-registered on-site food truck business — The owner has the flexibility to either operate the food truck personally or lease it to a tenant, generating a passive income stream.

Location Features:

50m to buses

850m to Burwood's main eateries and shopping strips

900m to Enfield Aquatic Centre

Property ID:	L36652584
Property Type:	BlockOfUnits
Garages:	4
Land Area:	385.0 sqm

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1.2km to Burwood Chinatown

1.3km to Burwood Train Station

1.6km to Westfield Shopping Centre

1.6km to Croydon Station

Torrens Titled – No Strata

No Heritage, No Conservation

Zoning: E1 Local Centre

FSR: 1.5:1

Maximum Building Height: 11m

Current rental income: $111,800 per annum

Unit1: $500 per week (1bed)

Unit2: $600 per week (2bed)

Unit3: $550 per week (1bed)

Unit4: $500 per week (2bed)

*The units are currently tenanted and it may not be presented in its best condition; therefore, some of the images displayed are virtually staged to enhance your visualisation of the potential lifestyle achieved by the interior design of this property.