

Double Shop & Residence with DA Approval - 654m² Block



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138-140 Coronation Parade, Croydon Park

For Sale - Contact Agent

A rare opportunity in a high-demand lifestyle location, this double shop and residence is set on a generous 654m² block with a wide 15.24m frontage and four lock-up garages.

Currently utilised as a mixed-use retail and residential property, it comes with DA approval for the construction of new retail space and an attached two-storey dual occupancy – offering excellent scope for investors, developers or owner-occupiers seeking long-term upside.

Situated in a thriving precinct close to parks, swimming pool, schools and bus routes to the City, Strathfield, Burwood & more, the property also offers potential for future duplex redevelopment (STCA).

Key Features:

- Double shop and residence on 654m² (approx.)
- Valuable 15.24m street frontage x 42.94m length
- Four double brick lock-up garages/storage.
- DA approved for new retail space(s) + two-storey dual occupancy

Property ID: L37412189

Property Type: House

Garages: 4

Land Area: 654.0 sqm

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- Zoned and positioned for mixed-use potential (STCA)
- Prominent lifestyle location with excellent exposure
- Moments to local amenities, parklands, local shops & medical centre, convenient access to public buses & city-bound transport.
- Enjoys mature tree-lined centre parkway view.
- Take advantage of the existing front site building positioning
- Unique and rare opportunity.

Flexible Potential: Commercial or Property investor opportunity with multiple rental potential in a sought-after area with good historical capital growth and future value, Duplex Development, or build your dream home (STCA).

Permitted With Consent in R2: Dual occupancies, Neighbourhood Shops, Building identification signs; Business identification signs; Health consulting rooms, Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Exhibition homes; Group homes; Home businesses; Respite day care centres; Semi-detached dwellings; Seniors housing; Hostels.

Disclaimer: The above information has been furnished from sources we deem to believe. We have not verified whether or not that information is accurate, and do not have any responsibility to any person for its accuracy and do no more than pass it on. All interest parties should make and rely upon their own inquiries in order to determine whether or not this information is, in fact, accurate.