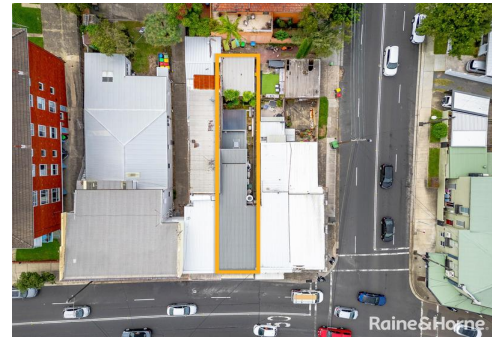




**SOLD - Contact Sam Karatasas 0418 280 923**



154sq  
m



## 153 Clovelly Road, Randwick

### Sold

Raine&Horne Kingsford are pleased to present as the exclusive selling agents, 153 Clovelly Road, Randwick. Perfectly positioned at the hub's entrance, this freehold commercial shop and residential terrace at the rear, is ideal for investors.

Enjoying high foot traffic and surrounded by a buzzing cosmopolitan lifestyle, this property is the ideal acquisition for an astute property portfolio. Currently leased to a long-term successful tenant "Crust" and residential tenants at the rear, this property offers long term security and solid capital growth.

#### Key Features Include:

- Building Area: 154.4sqm\*
- Site Area: 164.4sqm\*
- Rear lane access, with lock up garage
- Total Net Rent \$147,258.97 + GST + outgoings with annual reviews
- Operating as a fully functional pizzeria, "Crust", an established business for over 15 years.

**Property ID:** L27362324

**Property Type:** Retail

**Building / Floor Area:** 154

**Land Area:** 164.0 sqm

#### Sam Karatasas

0418 280 923

sam.karatasas@kk.rh.com.au

- Lease Terms: 3 years with a 5 + 5 year option
- Fully equipped kitchen facilities and bathroom within the commercial space
- Zoning: B1 Neighbourhood Centre
- Three-bedroom, two-bathroom residential terrace style property at the rear of the building with courtyard

The property is offered for sale by Tuesday 14th May 2024 at 10.30am.

Auction WORKS: Mezzanine Level/50 Margaret St, Sydney NSW 2000

Inspections:

Friday 26th April at 4:00pm

For further details or to arrange an inspection, please contact the exclusive selling agent, Sam Karatasas on 0418 280 923.

\*Approx

