

## Combined Commercial & Residential Space in Maroubra!

60sq  
m

### Shop 1/311-313 Malabar Road, Maroubra

**\$1,400 per week**

Offering a combined space perfect for those looking to run a commercial business and reside at the property.

To the front of the property, you will find a commercial space approx. 60sqm in size, which is perfect for either a retail space, office space or medical rooms. To the rear and upstairs of the property is a residential space featuring a modern kitchen, two bathrooms and three/four bedrooms.

#### The Property Features Include:

- Front commercial section – can be used for retail, medical, showroom. This space is very adaptable!
- Renovated double storey building
- Two modern bathrooms
- Residential space
- Shop Floor Area: 60sqm (Approx).

|                               |           |
|-------------------------------|-----------|
| <b>Property ID:</b>           | L34490244 |
| <b>Property Type:</b>         | Other     |
| <b>Building / Floor Area:</b> | 60        |
| <b>Land Area:</b>             | 60.0 sqm  |

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