



**GULGONG**  
77 Herbert Street

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## COMBINED RENTAL RETURN OF \$420 A WEEK

With tourism growing in this old historic town of Gulgong, it would be a perfect opportunity to purchase this unique property that is up for offer. Possibilities are endless, perfect for a country getaway or holiday accommodation as the top level of this commercial building has a large 4 bedroom apartment, spacious living, big separate dining room and original timber flooring + French doors and a open fireplace. There is a functional kitchen with a large separate dining area and bathroom. The enclosed sunroom would be perfect on a winters day. Entry is separate to the apartment with a private 544m2 rear yard and outdoor toilet. Located in the heart of the CBD – take advantage of gaining \$150 a week for the approximate 40m2 showroom floor space, which is currently a running business and \$270 a week for the apartment with a current tenant.

- : Endless possibilities for this fantastic commercial building
- : Start your business or gain a combined rental return of approx. \$430pw
- : Sep. entry to the large 4 bedroom apartment, spacious living + fireplace
- : Neat kitchen, separate dining room, enclosed sunroom + bathroom
- : Original French doors and a private rear yard with an outdoor toilet
- : Here's your chance to purchase this unique building full of character
- : Positioned in the heart of the Gulgong CBD
- : 40m2 shop front floor space + a large 4 bedroom apartment on a 544m2 block

<b>Property ID</b>	L958456
<b>Property Type</b>	House
<b>Land Area</b>	544.0 sqm

### AGENT

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