



296 Stanmore Road Petersham NSW

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296 Stanmore Rd Petersham is an inner city freehold investment currently leased as a Veterinary Clinic & Surgery called Petersham Vet Hospital. Consisting of full ground floor Vets services comprising reception /waiting room, three consulting rooms, operating Theatre, X-ray room, bathroom, recovery rooms, several storage rooms and off street parking for six cars.

Upstairs comprises a fully self contained two bedroom apartment with separate access. This level also features four room cattery plus covered outdoor run which can be accessed directly from the surgery below. Potential to reconfigure the first floor and create an additional three bedroom flat. Superb long term investment.

Key Highlights include:

* B1 zoning permits - existing usage, boarding houses, community facilities, Medical Centres and neighbourhood supermarkets (STCA)

Permitted Without Consent: home occupations.

Land Size 323sqm, Internal size is 384sqm External size 157sqm Total Area 541sqm.

Ample side access to off street parking. income at present is \$82,478.00PA includes ALL outgoings- water, council

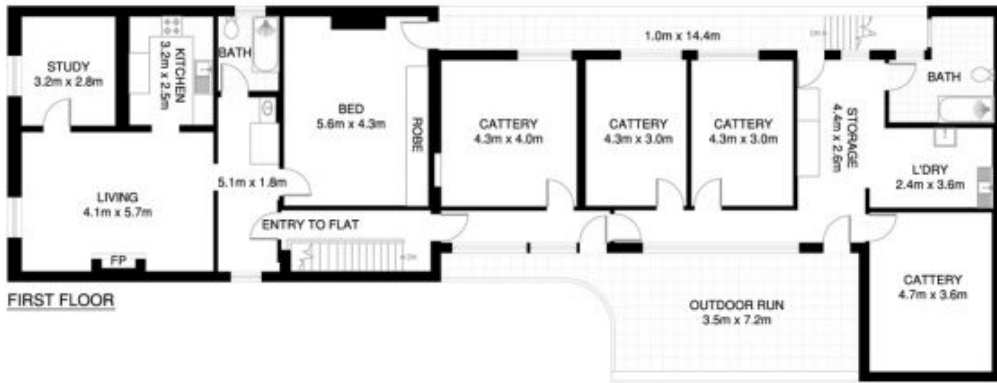
Building Size : 384 sqm
Land Size : 323 sqm
View : <https://www.planetproperties.com.au/sale/nsw/inner-west/petersham/residential/house/7579782>



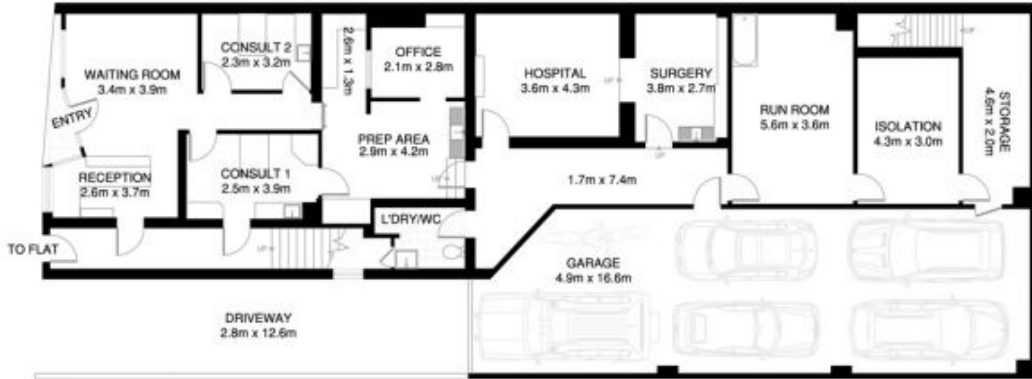
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FIRST FLOOR



GROUND FLOOR



PETERSHAM
296 STANMORE ROAD

*INTERNAL AREA APPROX 384m²
*EXTERNAL AREAS APPROX 157m²
*TOTAL AREA APPROX 541m²

*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.