



55 Aberdare Road Aberdare, NSW

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### A home, shopfront and subdivision potential

This rare offering promises a lucrative work/life balance for those seeking a well-located home with a large attached shopfront only moments to Hunter Valley Wine Country. Offering plenty of versatility, the property's land size is equally appealing with room to add a granny flat or potentially subdivide the block for greater future reward (STCA). The current dwelling can be converted to create a master residence or continue its current use as a lovely, renovated home with attached shop, the decision is yours.

Price: \$370,000



**Matthew Clarkson**

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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SITE PLAN



This site plan and floor plan are not to scale; measurements are indicative in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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