



## 94 Woolwich Road Woolwich, NSW

### Thriving Restaurant and Stunning Residence = Outstanding Investment

Stone Real Estate Newtown is pleased to present 94 Woolwich Road, Woolwich for sale by Public Auction.

An outstanding opportunity to acquire a substantial freehold in one of Sydney's highly prestigious suburbs Woolwich. The property consists of a ground floor retail shop occupied by "Moonlight Restaurant Woolwich" a renowned local favourite and a top floor three bedroom residence with expansive water views.

- Ground floor tenant - Moonlight Restaurant Woolwich
- Second floor tenant - Residential three bedroom apartment
- Opportunity to refurbish and reposition, occupy and/or invest
- Positioned amongst thriving businesses providing passing foot traffic
- Secure off-street parking for multiple vehicles
- Future development potential (S.T.C.A)
- Moments to Woolwich Ferry, Baths, parklands and village cafes.

50 Margaret Street, Sydney.

**Price:** \$3,840,000  
**Council Rates:** \$4,360.00/year (approx)  
**Water Rates:** \$680.00/year (approx)  
**Strata Rates:** \$0.00 p/q



**Adrian Vassallo**

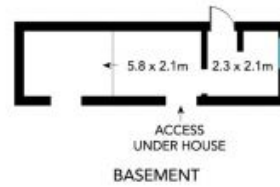
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94 Woolwich Road, Woolwich



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