



## 249 Darling Street Balmain, NSW

### \*\* Iconic Offering + Dev Upside \*\*

- First Time Offered In Decades
- Prime Mixed Use Investment Opportunity
- Multiple Income Streams x 4

Stone Commercial & Ray White Drummoyne, are excited to present as a pre exclusive opportunity this Iconic property located at 249 Darling Street, Balmain.

Balmain investments of this scale rarely come to market.

The property comprises of a ground floor shop known as " Cafe Berlin" which is one of Balmain's most iconic and established businesses. With a first floor, 2 Level (2) bedroom apartment and a free standing two level block at the rear offering a further (2) studios.

Key investment highlights include:

- 7.5+m\* frontage to Darling Street
- E1 Local Centre zonin...

Price:

Contact Agent - Paul Di Mauro



**Paul Di Mauro**

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