



## 249A Glebe Point Road GLEBE NSW

2 2 4

This substantial three level commercial / residential building offers investors a reliable and immediate yield with fantastic future potential for further improvements and capital growth. Enjoying a prominent position in the heart of Glebe Village, the property is fully leased on a secure long term tenancy to a vibrant well established restaurant. A separate 2 bedroom residence provides a second rental income or options for a home / investment.

**Type** : House  
**Land Size** : 241 sqm  
**View** : <https://www.gwre.com.au/8065541>

\*Secure long term commercial tenant plus two bed residence

\*Current net income approx. \$94,000 per annum

\*241sqm land with RLA parking for 3-4 cars

\*DA approved plans for additional residential level

\*Prominent street frontage, potential city views

[For full version visit the website](https://www.gwre.com.au/8065541)

UPPER LEVEL (Internal Area = 102m<sup>2</sup>)



ENTRY LEVEL (Internal Area = 98m<sup>2</sup>)



GLEBE POINT ROAD

Talfourd Lane



LOWER LEVEL (Internal Area = 86m<sup>2</sup>)

This plan is for illustrative purposes only and dimensions are approximate. It does not constitute part of any legal document or commercial contract for the sale or lease of this property.



METRO FLOORPLANS  
0418 223 433



249 GLEBE POINT ROAD  
GLEBE