

Property Facts

12 Blenheim Road, North Ryde

Price Guide: \$1,800,000

Land Size: 227 sqm

Internal Size: 300 sqm (including garage and balcony)

Council Rates: \$797 per quarter

Water Rates: \$180 per quarter + usage

Prime freehold opportunity in the heart of Blenheim Road neighbourhood centre

Perfectly positioned in the vibrant Blenheim Road neighbourhood centre, this solid double brick freehold building presents an exceptional opportunity for both savvy investors and business owners alike. Offering the rare combination of commercial potential and residential comfort, this dual-income property is a standout addition to any portfolio.

Downstairs, the ground floor features a well-established news agency, currently operating and ready for a variety of business ventures. The generous commercial space is supported by cement slab construction and includes a secure two-car garage with convenient rear lane access – ideal for deliveries and staff parking.

Upstairs, a spacious three-bedroom apartment offers comfortable living with large interiors, a renovated bathroom, and open-plan living and dining areas. Whether you choose to lease or occupy, this residence provides a fantastic lifestyle above a thriving business hub.

Set in a bustling location with great street exposure and just moments from local amenities, this property is a rare find offering flexibility, security, and long-term value.

Key Features:

- Solid double brick construction with cement slabs on both levels
- Established commercial tenancy on the ground floor
- Spacious three-bedroom apartment upstairs with renovated bathroom
- Rear lane access with two-car garage
- High foot traffic location with ample street parking
- Dual income potential – live and invest or lease both levels

Current Rental : Newsagency - Ground Floor : \$60,384.00 per annum incl GST

Unit - First Floor : \$15,650.00 per annum incl GST (Existing tenant has been at the property for more than 25 years and hence the subsidised rate)

Proposed Rental : Newsagency - Ground Floor : \$60,384.00 per annum incl GST

Unit - First Floor : \$39,000.00 per annum incl GST



Alen Galeb

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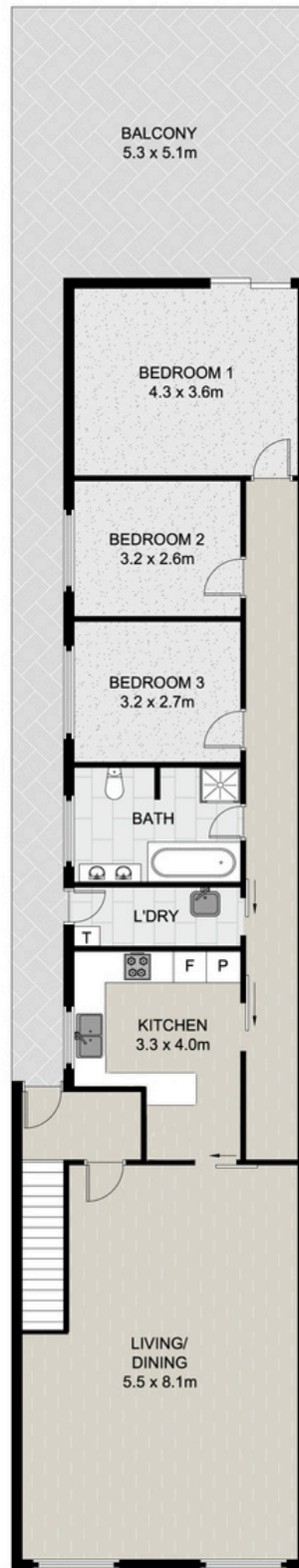
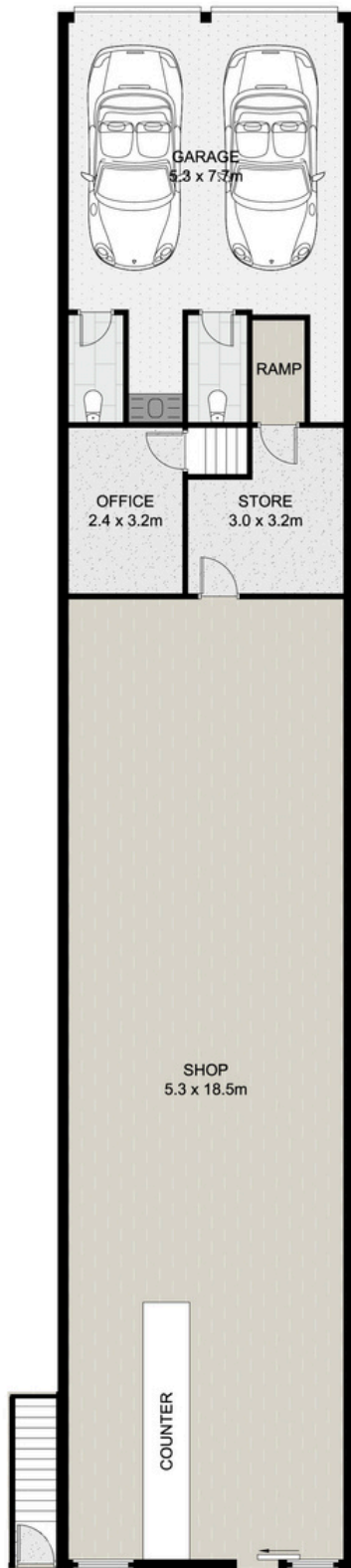
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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

INTERNAL/BALCONY
GARAGE
TOTAL SIZE

: 259.1 M²
: 40.8 M²
: 299.9 M²