

# THE PROPERTY CO.

GROUP



## 5 Adelong Street Sutherland NSW

2 

Nestled in a prime location just meters from shops and the railway station, this 3-bedroom brick/tile home offers both convenience and potential. Whether you're looking for a landmark development site or convert the existing dwelling into a commercial premises.

- Three-bedroom brick home with generous living areas and off-street parking for 2 cars.
- Perfectly positioned just metres to shops, cafes, and the railway station for effortless commuting.
- Approximately 420sqm of land zoned 'B3 Commercial Core' with a 2.5:1 floor space ratio - ideal for redevelopment.
- Benefit from a 30m height limit, offering additional scope for vertical expansion.
- Ability to use current home as commercial premise STCA

**Price** : For Sale

**View** : <https://www.thepropertyco.com.au/7959407>



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