



### 634 King Street Erskineville NSW

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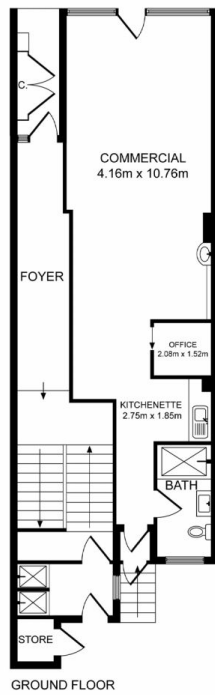
Presenting an outstanding opportunity in a popular inner city setting, this superb property provides an excellent investment opportunity with a current return of \$158,000 Per annum approximately. Comprising of Retail shop and a secure block of four studio apartments. With two apartments per level, all feature timber floors and spacious sun filled living areas. All enjoy sleek stone kitchens with stainless steel appliances including dishwashers, modern bathrooms including laundry facilities as well as split-cycle air conditioning and security intercom. Explore the possibilities to capitalise on its ultra-central setting in one of Sydney's most coveted urban locations.

- Ground Level currently beauty salon with secure tenant
- King St entrance to four spacious studio apartments
- Only two apartments per floor
- Generous open living bathed in sunlight

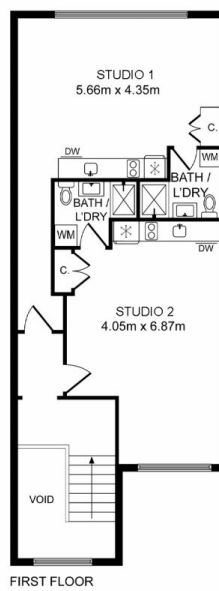
**Price** : For sale contact agent  
**Building Size** : 252 sqm  
**Land Size** : 221 sqm  
**View** : <https://www.crystalrealty.com.au/sale/nsw/inner-west/erskineville/commercial/retail/7940745>



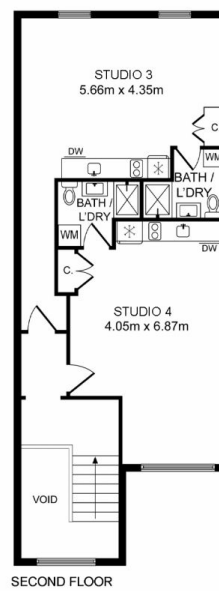
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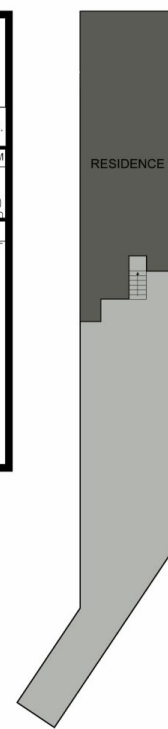
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN (NOT TO SCALE)

## 634 King St, Erskineville NSW 2043

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Photos & Floor Plan created by SMT Clicks | 0478 099 674

