



### 457 King Georges Road Beverly Hills NSW

Rare opportunity to acquire this blue chip property which has not been offered to the market place in 40 years

- Massive underutilized 4 bedroom residence plus shop
- Land area 281sqm (approx)
- Building area 304sqm (approx)
- GAR \$71,000.00 Incl. GST (approx)
- Zoned: Local business centre B2
- Current lease expires 4th December 2014 (Existing tenant has been residing for over 19 years)
- High traffic exposure and walking trade. Only footsteps to Beverly Hills Cinema

Great potential for further refurbishment to increase current returns or enjoy a long term investment in the heart of the popular and rapidly evolving Beverly Hills

**Price** : \$ 1,015,000  
**Building Size** : 304 sqm  
**Land Size** : 281 sqm  
**View** : <https://www.reconstructrealestate.com.au/sale/nsw/st-george/beverly-hills/commercial/retail/5683898>



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