



**368 Abercrombie Street, Darlington NSW 2008**

## **Commercial/Residential Plus Potential - Price Reduced to Sell**

Solid two level commercial building with three street frontages, located at the intersection of Carrington Street opposite Sydney University business school and the Royal Hotel, within walking distance of the Carriageworks, Redfern Station & RPA.

Accommodation rooms above with DA approval for residential. The building is currently under capitalised and ready to bloom, waiting to be recreated to benefit this dynamic buzzing location.

- Site area: 185sqm (approx.)
- Ground level with LUG currently leased to longstanding restaurant
- Level 1 with DA approval for a 4 bedroom residence
- Zoned R1, FSR 1.7:1, Height: 9metres
- Estimated GAR \$130,00

Land  
FOR SALE

**Ray White**

**Peter Kotzias**  
0419440450  
p.kotzias@rwcss.com

**John Skufiris**  
0414969221  
j.skufiris@rwcss.com