



## Unique piece of history with income + subdivision potential

**2-14 Swift Street  
Wellington NSW**

This property offers the flexibility of an existing commercial lease to the National Australia Bank and residential lease areas plus expired subdivision approval. Presently the BANK area is returning \$29,000 + GST with the tenant contributing to 45.8% of the outgoings. A new 5 year lease is effective 14 January 2014 with a 5 year option. The properties main air conditioning unit has also been replaced this year. The residence is currently under a separate residential tenancy for \$250 per week, however future usage could see it double for commercial office space also. Like the bank it oozes charm and character with the marble fireplaces, high ornate ceilings, use of tessellated tiles and the merging of contemporary design in areas like the bathroom, kitchen and laundry. There are 4 bedrooms plus office/study or computer room. Inspections are strictly by appointment. Off-street parking plus lock up garage with the property right in the middle of town. There has been an approved subdivision, now expired, showing the potential to build more professional rooms, cafe etc on this site. The contract will not be subject to the subdivision.

### CONTACT

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### AGENCY

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### AUCTION

Starts : Tue, 10/12/2013  
Ends : Thu, 12/12/2013