



40 Moore Street Austinmer, NSW



ONCE IN A LIFETIME OPPORTUNITY ? ICONIC AUSTINMER PROPERTY FOR SALE

Owned by the one family for multiple generations, it's now time to offer this iconic circa 1920s property to the Austinmer market. Standing proudly along 40 Moore Street amongst other bespoke shops and traditional homes, this is a once in a lifetime opportunity to secure a historic and lucrative Austinmer property, comprising of a commercial caf? on the lower level and a residential apartment on the upper level.

Price: \$1,400,000
Council Rates: \$1,295.70 p/q
Water Rates: \$515.98 p/q

LOCATION

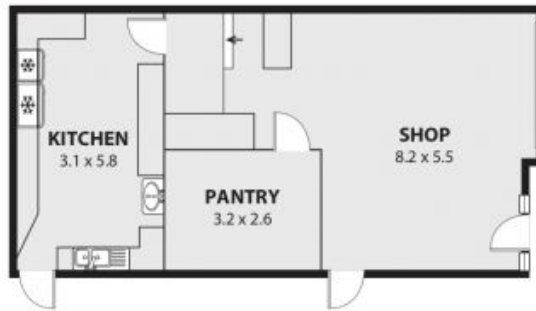
Perched along one of Austinmer's most exclusive streets, the property occupies a prime location a mere 400 meters from world-class Austinmer Beach and Rock Pool.

Boasting a dramatic escarpment backdrop, this tree-lined street enjoys a lot of foot traffic given its fantastic placement, nestled between the Austinmer Train Station and the beach. Set in the heart of a flourishing hub of activity, this standout property is surrounded by long term established local businesses including a hairdresser, veterinary hospital, b

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40 MOORE ST, AUSTINMER
 Internal Space 136m² (approx)



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