



## 251A St Georges Rd, Northcote

### TWO SPACES, ONE OUTSTANDING OPPORTUNITY

NSL Property Group is pleased to present 251A St Georges Road, Northcote, For Sale or For Lease and Available Now.

A rare dual-occupancy opportunity blending high-exposure commercial space with a stylish residential retreat. This versatile property is tailor-made for owner-occupiers, investors or savvy operators seeking the ultimate work-life setup.

Positioned along one of Northcote's most prominent thoroughfares, the front end delivers a flexible commercial zone with excellent street presence, ideal for retail, showroom, office or studio use. Enjoy a private residential dwelling at the rear offering comfort, separation and lifestyle appeal, perfect for live-in owners or an additional income stream.

Key Features:

- Total Building Area: 79 sqm\*
- Prime St Georges Road frontage with strong passing traffic
- Dual-purpose layout combining commercial & residential use
- Outstanding accessibility to High Street, transport and lifestyle hubs
- Ideal for mixed-use investors or hybrid business owners
- Rare Northcote offering in a tightly held pocket

A smart asset in a location that keeps delivering, this is your chance to secure a multi-dimensional property with serious upside.

For further details on this property or to discuss your Northcote property requirements, contact NSL Property Group on the details below.

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

1 79m2

**Price** Asking \$575,000 / \$35,000 per annum

**Property Type** Commercial

**Property ID** 342

**Land Area** 79 m2

**Office Area** 79 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

NSL Property Group

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