



**3/69-73 Macpherson Street Waverley NSW**

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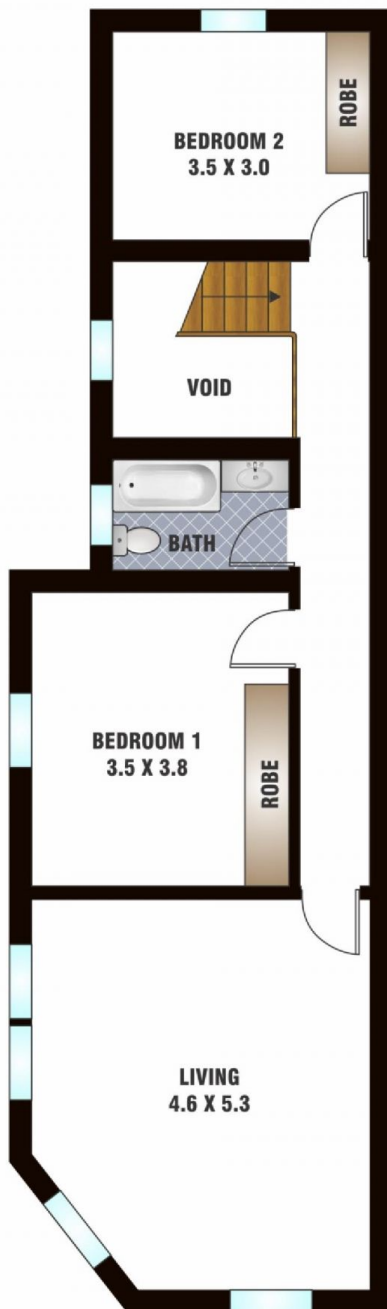
A unique and very special offering, this combined residential and commercial property zoned neighbourhood B1 stands as a landmark Waverley listing, situated on a prominent corner position on the cusp of Bronte, offering both massive exposure and a sun-blessed NE-facing aspect. To be offered to the market for the first time in decades, this property presents an exciting and flexible blend of potential usages, complete with garage parking and with easy access to Bronte and Clovelly beaches.

Located at the distinctive eastern end of the popular row of Macpherson St/Bronte cafes and mixed businesses, this Federation era property is in gorgeous condition throughout with a street-fronting commercial space with huge storage area and 3-level, 3-bedroom residential home at the rear, including lower level studio space ideal as an office or teen retreat. The shopfront component presents beautifully to

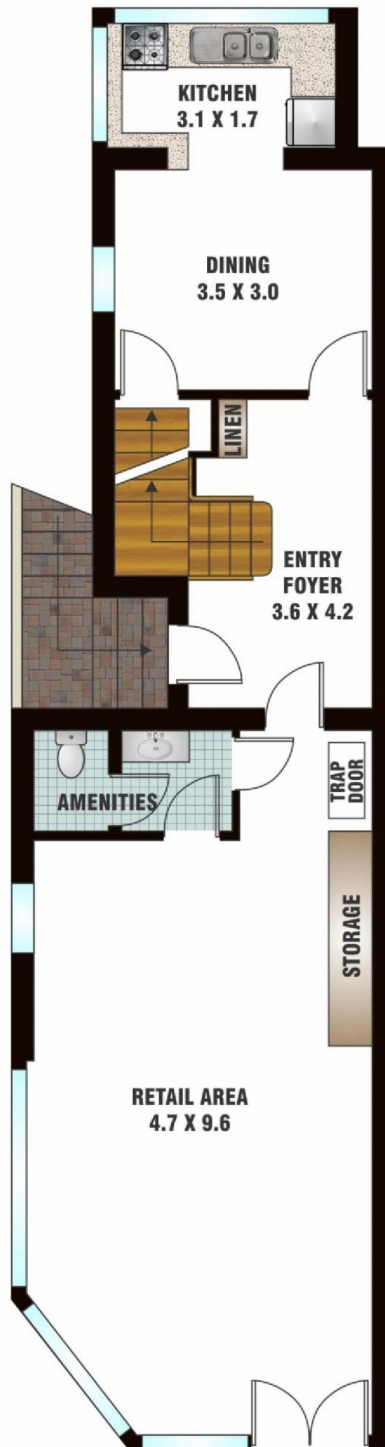
**View :** <https://www.rwbb.com.au/sale/nsw/eastern-suburbs/waverley/residential/apartment/5932216>



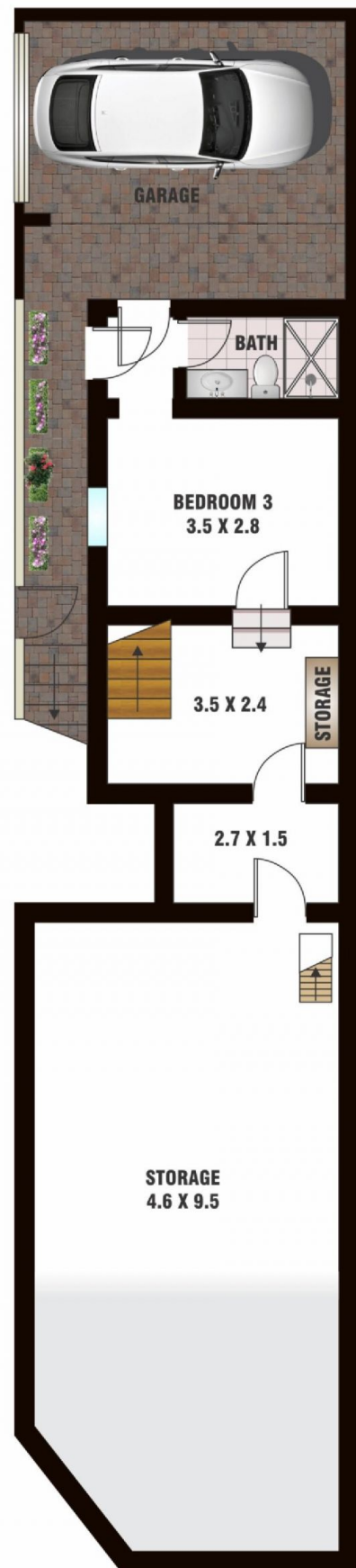
**Ian Wallace**  
**02 8362 4000**



**LEVEL 3/FIRST FLOOR**



**LEVEL 2/GROUND FLOOR/Macpherson St**



**LEVEL 1/Carlton St**

FLOOR PLAN BY BORTEX PTY LTD PH: 0414 922 679

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