626 BRUCE HIGHWAY, WOREE, QLD, 4868









SOLD

4-BEDROOM RESIDENCE PLUS 5 COMMERCIAL SHOPS ON BUSY ROAD

This property is the ideal opportunity if you are looking to have the convenience of living above your business, whilst at the same time generating additional revenue from 4 other commercial shops. Or buy as an investment only and rent out upstairs, and the 5 commercial shops downstairs generating a ROI 8.6% net aprox, 11% gross aprox.

Energy Efficient:
The property has one electricity & water meter for the entire property.
There are 60 plus solar panels, 23kW solar system with a 12kW max production.
The solar system was installed in September 2015 aprox.
The transformer was replaced 2016.

Carparking:
There is ample carparking available.
Front carpark- 9 x undercover
Back carpark- Secure with electric gate, 5 x undercover, 1 x garage, 1 x undercover smaller car

Complex:
Excellent street frontage and exposure, each business has a dedicated large street signage provision.
The rear of the property is completely fenced and secure with lush edible gardens.

Upstairs:
Upstairs is of generous proportions built of solid concrete and tiles with fans, aircons, fly and security screens throughout. Total under roof is 290m2 aprox. Currently occupied by owner.
-Dining, lounge & office
-Kitchen with plenty of cupboards and storage
-4 x bedrooms
-Bathroom plus 2 toilets
-Laundry
-Expansive balcony capturing fresh breezes with views of the mountains
-Rental Appraisal $400 per week/$20,800 per annum including outgoings.

9 BED | 4 BATH | 15 CAR

PRICE:
$870,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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