



FOR SALE

THE WHOLE 9 YARDS

Live, work or invest in this residence plus approximately 75 sqm of store and retail. Perhaps you have a business that you would like to start up in this location STCA with the convenience of living onsite. With great exposure on Queen Street you could perhaps boost or subsidise your mortgage with income from the retail space running your own business or leasing it to another. Along with a large solar array and gas cooking to keep the electricity bills down it displays smart economics. The home offers value adding potential with the downstairs lending to tiling or perhaps polishing the concrete floors to provide a versatile downstairs space with another 2 rooms plus bathroom laundry combo. New flooring and a renovated bathroom upstairs has covered the major costs inside and the kitchen comes with a sparkle and a huge linen and pantry space. A large 8m x 3.5m outdoor patio off the living area upstairs is a great commodity for all weather barbecuing as well as also providing covered space downstairs. Another deck upstairs at the rear could be easily screened and provide a sunny space for the winter months overlooking the low maintenance rear yard.

The current business operation 'Whalens Meats' is also for sale as for \$125,000 so any butchers out there looking to be their own boss should contact me to discuss all that is on offer.

4 BED | 2 BATH | 1 CAR

PRICE:
\$415,000

OPEN FOR INSPECTION:
N/A



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