



SOLD

TWO LEVEL TENANTED MIXED USE BUILDING CLOSE TO CAIRNS CBD

A beautifully constructed property on 185 Aumuller Street Bungalow, this two-level Queenslander Style building has been fully renovated internally and externally to a high standard. Located within 2km to the Cairns CBD and surrounded by nearby shopping centres and businesses.

Opportunity exists for an owner occupier for part of the building, in addition an investment as the ground floor is secured by a long term business.

The ground floor showroom, office, workshop has recently undergone a redesign and makeover including new floor coverings, paint and lighting. The current tenant has a sophisticated retail shop with attractive furnishings, offering a prestigious appearance. The ceiling is fire rated and the tenancy is fully airconditioned.

First floor has its own separate entrance via a security gate and staircase and is currently being used as a residence, this could also be used for office accommodation. This floor features 3 bedrooms, lounge room, living/dining, kitchen, bathroom and additional dining/living room. Fully air conditioned.

The two floors have separate electricity meters, ideal for individual tenancy meter reading charges. The ground floor tenancy has a 6kW solar powered system installed. When the complex was refurbished, all wiring was completely renewed.

Exterior wall cladding and a colourbond roof reducing maintenance requirements. Two customer car parks at the front of the building are bitumen sealed. Metal security gates installed at driveway entrance, steel posts and shade sails installed along northern boundary. The driveway and rear area are bitumen sealed. Landscaping is kept neat and tidy for great street front appeal

The floor plan shows the layout of the ground floor.

Current income \$65,000 pa

Anticipated Income \$72,000 pa

Tenant pays part of the outgoings

Call to for an inspection, you will not be disappointed. Agents Scott Green 0499 283 285 and

0 BED | 0 BATH | 0 CAR

PRICE:
\$900,000

OPEN FOR INSPECTION:
N/A



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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUALS MAY VARY.
PROPERTYFLIX CAIRNS

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.