




# FOR LEASE

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144 MOUNT GRAVATT-CAPALABA ROAD, UPPER MOUNT GRAVATT, QLD,  
4122



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## LIVE & WORK FROM HOME WITH THIS COMMERCIAL & RESIDENTIAL PROPERTY

This free standing house is situated on a prominent corner on Mount Gravatt-Capalaba Road and offers a unique opportunity with commercial & residential options.

From a residential side the property has 3 large bedrooms, main bathroom, kitchen and large open plan living area upstairs with a large 688m2 block, underhouse storage and dual street access.

The property would also suit a variety of commercial businesses including Therapeutic services, Hair and Beauty, cars/mechanics and Office/Consulting type usages.

Price to be agreed with approved applicant depending on use of property.

### Features:

- \* Upstairs offers approx. 100m2 of internal space,
- \* open plan lounge/dining area,
- \* 3 separate bedrooms/offices/consult rooms
- \* Main bathroom & toilet
- \* Fully equipped kitchen with ample cupboard space.
- \* Downstairs consists of car parking space for x3 tandem cars, laundry room, plus ample room for storage. There is also a water tank available for use as well
- \* Potential for extra on site car parking within the property.
- \* Fantastic signage opportunities available.

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**PRICE:**  
\$420 per week

**OPEN FOR INSPECTION:**  
N/A

