



# FOR SALE

## INVESTMENT OPPORTUNITY – TIARO 5.5 ACRES

### Opportunity

- A rare opportunity to take advantage of a town property with a 2 bed steel framed home (ready for renovation) and an 18mx8m shed sitting on a 2.2ha level block on the edge of Tiaro. There is a large salt water i/g pool (No filtration fitted) and 3 bores with 1 equipped. With easy access to the Bruce highway and Tiaro this opportunity should appeal to either families or investors. Tiaro is only 60kms north of Gympie and only 1.5 hrs to Maroochydore on the Sunshine Coast. Ideal for a heavy vehicle depot, development, private residence wanting space and storage or a small commercial business.

### House

- This small 2 bed cottage house has been largely gutted inside (ready to renovate) but with steel frame, complete modern bathroom, air conditioners and kitchen/dining/lounge area, it would suit renovation. The swimming pool has been emptied, cleaned and ready to renovate.

### Assets

- In addition to the home the property boasts a powered 18mx8m shed with 9mx8m mezzanine and 4.5m high walls. Mostly concrete floor, a bathroom and toilet ready for renovation and with 3 phase power, this would accommodate many business needs. Plenty of space for storage or a base of operations.

### Land

- The block is flood-free, with 3 bores (1 equipped with new submersible pumping 600l/min), 10,000 gallons of rainwater in 2 tanks, solar panels and fully fenced. A few shade trees, mown grass and a history of light commercial usage under the Fraser Coast Regional Council. This provides unique options for any buyer to capitalise on the property's investment potential either now or in the future with great visibility from the Bruce Highway.

### Summary

- This property is a must for investors, owner/occupiers, renovators and anyone wanting to grow their property portfolio in the booming, near Gympie, property market. Tiaro property has grown in value since Covid and with the Bruce Highway now bypassing Gympie, travel times to the Sunshine Coast and Brisbane are greatly reduced. Call Daniel (0423 293 834) or Graham Engeman, (0428 832 244) Engeman Realty for further information and inspection.

2 BED | 1 BATH | 2 CAR

### PRICE:

\$560,000

### OPEN FOR INSPECTION:

N/A



**Daniel Engeman**

**0423293834**

daniel.engeman@atrealty.com.au

Engeman Realty