



# FOR SALE

## RENOVATE AND PROFIT.

Bring your paint brush and loads of elbow grease!

Perfectly located for a home-based business on Victoria Ave in central Redcliffe, this 1950's hardwood timber cottage has great bones but needs some love.

The layout is spacious with multiple living areas and a kitchen that overlooks the pool and backyard. The 3 bedrooms are all of a good size, built-in and two are air-conditioned.

Previously utilised for a natural therapies business, the studio conversion at the front, (once a garage), offers air-conditioned comfort, plumbed vanity, private entry and small waiting room at the entrance. There is off-street parking for 3 or more cars and ample signage opportunities.

Currently tenanted until August with a great return of \$450 per week, this home will prove popular with both owner-occupiers and investors alike.

The owners are eager for a swift sale so don't delay, contact Mike by phone or email with any questions and to arrange an inspection.

Property Code: 1237

4 BED | 1 BATH | 2 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



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