



FOR SALE

A PRIME BELLINGEN INVESTMENT! THIS PROPERTY HAS BEEN TIGHTLY HELD FOR MANY YEARS! A RARE OPPORTUNITY TO SECURE AN ICONIC PROPERTY IN AN ICONIC TOWN!

Vendors have moved out of the area and are now looking for genuine offers
This is a very versatile CBD property and will be instantly recognised by the canny investor as being a 'must have' opportunity!
The downstairs restaurant is a famous hospitality venue 'Charlies' enjoying a booming clientele and glad to have a 5+5 lease to continue their thriving business.
Upstairs is a superb three-bedroom accommodation tastefully decorated and furnished with a big outdoor deck and a cosy front verandah. This accommodation was for years partly let as an airbnb and partly used by vendors. It has recently been let as an ongoing furnished tenancy, This has dramatically increased the overall income of the property and the total property is now returning approx \$103,000 P.A. This equates to over a 6% return and will only increase in the future.
All the Quality Furniture and fittings will be included in the sale
This is a most attractive property in a most attractive town.
In the first instance contact me to obtain a confidentiality agreement to obtain financial and other information.
It is up to Purchasers to check their circumstances as GST may or may not be applicable to the purchase.

John Vickars 0428 380 201
JVP Real Estate

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.

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PRICE:
CONTACT AGENT

OPEN FOR INSPECTION:
N/A



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