15 HYNES STREET, SOUTH JOHNSTONE, QLD, 4859









FOR SALE

$850,000 — BUSINESS + HOME + LIFESTYLE!

RARE LOW-COST BUSINESS, INVESTMENT & LIFESTYLE OPPORTUNITY — APPROX. 9.6% NET RETURN, DUAL BUILDINGS & 1,060m² CORNER BLOCK — $850,000

$850,000 — A genuine income-producing property combining business, residential and lifestyle flexibility in one established package.

If you have never seriously considered regional property investment, this is an opportunity worth a closer look. Why spend substantially more acquiring a similar income-producing asset in a major city, with potentially higher purchase and holding costs, when this property combines established income, a residence and land in one affordable package?

A GENUINE INCOME-PRODUCING ASSET

Set on a generous 1,060m² corner block with two-street access, the property comprises:

21 secure storage sheds
High-set Queenslander-style 4-bedroom home
Separate commercial and residential income streams
Main water, power and sewerage
Flood-free position
Low-maintenance buildings and grounds

APPROX. 9.6% NET RETURN

Gross annual income: $99,684

Storage sheds: $84,864 p.a.
House: $14,820 p.a. ($285 per week)

Identified annual outgoings: approx. $11,718

Rates: $6,000 p.a.
Storage shed insurance: $3,161 p.a.

4 BED | 1 BATH | 2 CAR

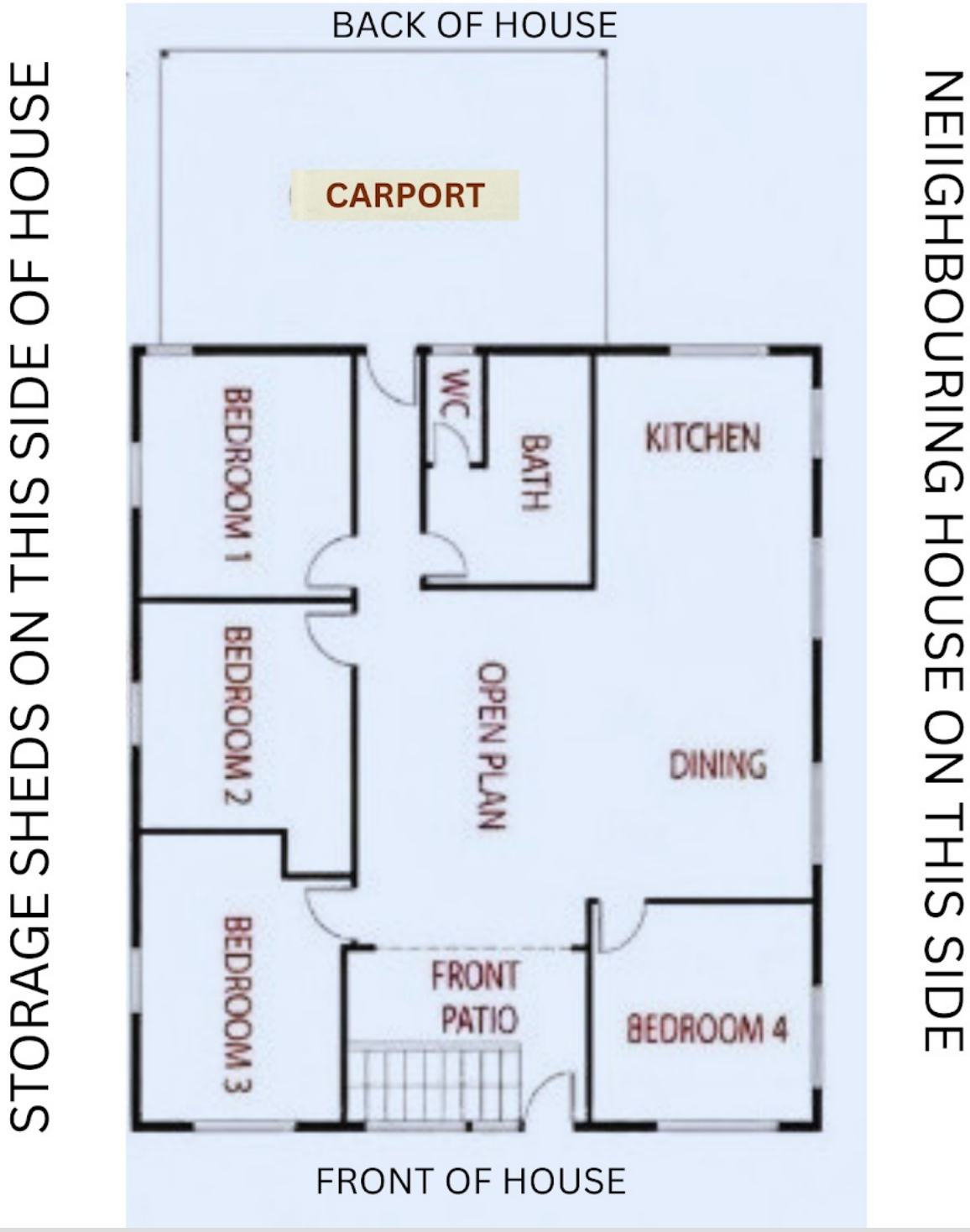
PRICE:
$850K-BUSINESS + HOME + LIFESTYLE!

OPEN FOR INSPECTION:
N/A



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DISCLAIMER: Floor plan is for illustrative purposes only and should not be relied upon for exact measurements or dimensions. Measurements should be independently verified.



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.

Henderson St

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