

OFFICE/SHOP FRONTS & 3 BEDROOM UNIT

Price : Reduced to \$85,000

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This offer is perfect for an entrepreneur wanting two office/shop fronts with the added bonus of a residence at the rear. The office/shops are very centrally located in the heart of town. The unit is currently getting 10% gross rental yield.

The first office is newly renovated with a spacious 8 mtr x 5 mtr floor space, new Lino flooring, high ceilings, safety screens plus an alarm system and a reverse cycle single unit refrigerated air conditioner. The rear of the first office has a freshly painted tearoom with wooden floor boards and bathroom facilities. Currently available for a tenant at \$100/week.

The second office is under renovation but is a roomy 8 mtr x 5 mtr office space with a kitchen, bathroom and 2 storage rooms. The front of the office contains wooden floor boards, high ceilings and a reverse cycle air conditioning. The kitchen contains Lino flooring, a 4 burner electric standalone Westinghouse stove and a single stainless steel sink. The small bathroom needs some repairs and contains Lino flooring, an exhaust fan, toilet and shower. The first of the storage rooms could be used as a dining area that has lovely high ceilings, wooden floor boards, retractable indoor clothes line and side lane access. The second storage room is smaller than the first but contains wooden floor boards and high ceilings.



This is a very rare opportunity to purchase 2 shop fronts plus a very comfortable residence. The 3 bedroom rear flat is accessible from the side lane. The main bedroom is large in size and contains carpet, ducted evaporative cooling and a big walk-in robe. The second and third bedrooms are standard size, carpeted with ducted evaporative cooling. The 1960's kitchen is well-designed with Lino flooring, a 4 burner electric hotplate and stove, plus a single stainless steel sink. The joint lounge and dining area is enormous and is carpeted. The sturdy bathroom contains tiled flooring with a toilet, shower and basin. This tidy flat contains a beautiful easterly facing sunroom that has gauze coverings on the windows.

The laundry is located outside with a standard size garden shed and rear lane access. Rear flat currently tenanted at \$180/week.

Don't let this exceptional prospect slip through your fingers!

Inspection by appointment only.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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