



50 Burnett St, Bundaberg South



Freehold Commercial Shop + 3 Bed House



## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - \$41,000 ABOVE ASKING PRICE!

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this awesome multi use property in the heart of town.

Situated in a super central location within the CBD outskirts, this property offers a multitude of options. A beautifully renovated three-bedroom home plus a large commercial premise makes for one very versatile property.

The property will suit a variety of buyers ranging from people wanting to own their own business premises & not pay dead rent money or high yield investors wanting to gain 2 incomes from the one property, the options are simply endless here...

Residence Features include:

- 3 large bedrooms + study nook
- Recently renovated/ updated, no immediate work needed
- Easy care tiled floor plan with neutral colour scheme throughout
- Solid construction, modern facade, well cared for inside & out
- Large shed / lock up garage (13.8m long x 6m wide), great for additional business storage if required
- Generous sized lounge area + separate dining room, A/C
- Large master suite

3 1 4 506 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 289         |
| <b>Land Area</b>     | 506 m2      |

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group  
0438 384 543



- Centrally located kitchen with plenty of bench/ cupboard space, security screens
- Modern main bathroom features shower, single vanity + separate toilet
- Full 6-foot privacy fencing to the perimeter, private & secure, remote gate entry
- Lovely full length front patio for the entertainer
- Small yard for the children/ pets, Easy care gardens & minimal lawn to mow
- Central location withing a short 2 min walk to everything
- 100% FLOOD FREE property
- Family friendly area, close by are a variety of parks, bike track, shops & schooling
- Investors this one offers amazing value with a current rental appraisal at \$400-\$420+ per week, absolute NO BRAINER!!! DO the sums, then call me!
- Currently tenanted at \$375 p/w (lease expiration October 2022 for those wanting to move into the home and start your business in the front shop)
- All the hard work is done here

#### Commercial Shop front:

- Fully renovated commercial premises which is in as new show room condition (currently setup as a hair dressing salon)
- High Exposure site, tinted windows, FULL 12kw solar system to power the entire premises.
- Approximately 130m<sup>2</sup> in floor space, currently set up and fully functioning successful hair salon
- Stunning high end refurbishment featuring full epoxy flooring, new lighting, new cabinetry etc
- Currently layout includes front reception area, open plan salon, separate office, storage room & kitchenette/ tea room
- Opportunity to purchase the premises as is (WIWO) or the current owner is happy to strip the hair dressing equipment etc. and sell as a bare premise (can be negotiated with current flexible owner open to all options)
- 24 hour security system in place & security sensor lights to the entire property
- A variety of options with endless business opportunity, versatile & easily adaptable premises
- A great opportunity for a hair dresser/ anyone in the beauty industry to come in and continue/ expand current business (current owner happy to again open to all options)
- Ability to relocate any business here with wide open space to make your own

- Why pay rent when you can own this premises and earn an additional \$20k per annum off the attached house for FREE, this will almost take of your total loan based on today's interest rates!
- Commercial rental appraisal at \$400 per week for the shop front + the house at \$400 per week, net return on offer of \$800+ per week or \$42,000 per annum
- Rates \$2500 p/a (entire property), inclusive of water
- Both commercial shop and residential house are on one title, corner block, high exposure business site
- Properties in this area are highly sought after due to their close proximity to all amenities and the CBD
- A truly unique property which is seldom found, owner changing direction and inviting all interest

IF YOU HAVE BEEN SEARCHING FOR A GREAT BUSINESS SITE WITH THE OPPORTUNITY TO LIVE ON OR OFF SITE THIS IS IT! OWNER IS FLEXIBLE ON TERMS & AWAITING YOUR INSPECTION! ALTERNATIVELY, THIS WOULD MAKE A GREAT DUAL INCOME INVESTMENT PROPERTY WITH HIGH RETURNS ON OFFER!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loaderspropety.com.au](http://www.loaderspropety.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*

At a Glance:

Land size: 506m2

Zoning: Commercial

Water: Town Water

House-

Bedrooms: 3

Study: Yes (nook)

Combined Lounge/Dining areas: 1

Bathrooms: 1

Toilets: 1

A/C: yes

Fully Insulated

Outdoor areas: 1

Car accommodation: 4 (13.8m long x 6m wide)

Fully fenced with remote gate access

Rental appraisal- \$400+/ week

Commercial Shop:

Size: 150m2

Toilet: 1

Kitchenette: YES

Office: Yes

A/C: Yes

Wired Sound System

24 Hour Security

Store room & Storage

Separate Office

New Roof

Tinted Windows

Rental Appraisal \$400+ per wk.

Total potential combining both properties- return \$800/+ p/week. (\$40,000 per annum)

Rates: \$2500 per half year (approx.)

Safety switch: Yes

Smoke alarms: Yes

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*