

109 Musgrave Avenue, Labrador, Qld 4215



House For Rent

Friday, 24 May 2024

109 Musgrave Avenue, Labrador, Qld 4215

Bedrooms: 5

Bathrooms: 2

Parkings: 9

Type: House



Liam Adams
0426771200



Henry Adams
0478905791

\$1,100 pw

Ideal for Residential Living and Business Ventures! Discover the ultimate blend of comfort and versatility in this rare property offering multi-purpose leasing options for both residential and commercial use. With unique opportunities to run your business from the comfort of home, secure parking, and a host of desirable amenities, this is an opportunity not to be missed! Enjoy the flexibility of utilizing this 5 bedroom property for both residential living and commercial ventures. Whether you're seeking a comfortable home or a space to launch your business, this property has you covered. Say goodbye to long commutes and hello to the convenience of running your business from home. Take advantage of the rare opportunity to seamlessly integrate your work and personal life in one convenient location. **Secure Parking:** Rest assured knowing that your vehicles are safe and sound with secure parking facilities provided on-site. With plenty of space available, parking will never be a hassle for you or your clients. Experience comfort and convenience with essential amenities such as air conditioning and broadband internet included. Stay cool during hot summer days and stay connected with high-speed internet for work or leisure. Situated in a central location with schools, public transport options, and shops nearby, this property offers unparalleled convenience. Enjoy easy access to everything you need for both your personal and professional life. **Pet-Friendly:** Bring your furry friends along to share in the comfort of this versatile property. Pets are allowed, ensuring that every member of your family feels right at home. Don't miss out on this unique opportunity to live, work, and thrive in one convenient location. Contact us today to schedule a viewing and secure your future in this exceptional property! **Furniture is for photos only - property comes unfurnished.** **Commercial:** Prime Commercial Rental Opportunity in Labrador! Step into success with this exceptional standalone property, brought to you by Neo Property. Spanning 600sqm* of prime land, this versatile space presents an unparalleled opportunity for lease, perfectly suited for a variety of purposes including medical or office accommodation. **Key Features:** Fully-fitted 164sqm Space*: This property boasts a well-designed layout featuring a warm and inviting reception area, multiple offices or consulting suites, a fully equipped kitchen, two bathrooms, and an additional toilet. **Convenient Location:** Nestled in Labrador, at the corner of Musgrave and Kumbari Avenue, this property offers strategic positioning with premium exposure and abundant signage opportunities, ensuring visibility for your business. **Ample Parking:** Enjoy the convenience of three off-street car parks, ensuring hassle-free access for both tenants and clients. Whether you're seeking to establish a thriving medical practice or a dynamic office space, this property provides the ideal canvas to bring your vision to life. "As part of our inclusive service, we partner with MyConnect to help you with the connection of your utilities. When applying if you select yes to connections you can expect a call from one of their Melbourne-based team members on a QLD number, within the next 24 hours once approved and they will walk you through the connection process for Electricity, Gas, Phone, Internet and more. This service is totally free and you will be offered a range of providers but you are free to decline if not interested." **Disclaimer:** neo Property (QLD) has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers / lessees must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, enquiries, advice's or as is otherwise necessary. No duty of care is assumed by Neo Property (QLD) toward the recipient with regard to the use of this information and all information given is given without responsibility.