

135 Mount Warren Boulevard, Mount Warren Park, Qld 4207

Harcourts Elite Group

House For Sale

Saturday, 25 November 2023

135 Mount Warren Boulevard, Mount Warren Park, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 645 m2

Type: House



REBECCA SHORTALL
0449183323



FAZIYA DAY

Auction

AUCTION HELD AT THE CALILE HOTEL (48 JAMES ST, BRISBANE) - FROM 10:00am on SUN 17/12/2023 An extraordinary blend of business and residential living awaits you with this distinguished property. Ideally situated, this exclusive combination of a beauty salon and a 3-bedroom home promises a lifestyle that transcends the ordinary. Meticulously designed to seamlessly accommodate both business and personal aspirations. Property Composition:- Business Use: 47%- Residential Use: 53% Step into a world of opulence within the beauty salon. A full fit-out awaits, complete with a welcoming front reception desk, 8 chairs, and 3 hair wash basins. The salon also boasts 2 versatile multi-purpose rooms, a disabled-friendly toilet with laundry facilities, and the convenience of ducted air-conditioning. Tiled floors add a touch of elegance, and a shared kitchen seamlessly connects the salon to the main house. The private landscaped side yard and shaded car park, equipped with solar panels, enhance both aesthetics and sustainability. The residential house exudes luxury with laminate flooring throughout and ducted air-conditioning ensuring year-round comfort. The shared kitchen boasts a laminate bench-top, electric stove top, built-in oven, dishwasher, and a stainless steel double bowl sink. Tiled floors in the kitchen area add a practical touch. The family living and dining area, complete with a kitchenette, offers a cozy retreat. Indulge in the luxurious family bathroom with a separate toilet. Each bedroom is thoughtfully designed with customised built-in storage and bench space. Step outside to the undercover pergola with a tiled flooring and sauna, overlooking fully landscaped backyard. The property is zoned as Low Density Residential - Suburban, providing flexibility for various activities, subject to council approval. Solar power, an electric hot water unit, shade sails for the car park, and termi mesh protection contribute to the property's comprehensive appeal. 3 Bedroom House Features:- 3 bedrooms with custom built-in storage and bench space- Shared kitchen with laminate bench-top, electric stove top, built-in oven, dishwasher, stainless steel double bowl sink- Tiled floor in the kitchen- Vinyl flooring throughout- Ducted air-conditioning- Family living and dining area with kitchenette- Luxurious family bathroom with a separate toilet- Undercover pergola with tiled floor- Fully landscaped back and side yard Beauty Salon Features:- Full salon fit-out- Front reception desk- 8 chairs- 3 hair wash basins- 2 separate multi-purpose rooms- Disabled-friendly toilet with laundry fit-out- Ducted air-conditioning throughout- Tiled floors- Shared kitchen with the main house- Private landscaped side yard- Shade sails for the car park- Solar panels Additional Property Features:- 645m² block- Zoning: Low Density Residential - Suburban- Potential activities (subject to Council approval): Childcare Centre, Community use, Dual occupancy, Health care service, Home-based business, Residential care facility, Sales office- Solar power- Electric hot water unit- Shade sails for car park- Termi mesh protection- 7 open car spaces - Wheel chair friendly Seize this rare chance to own a property that effortlessly blends a fully equipped beauty salon with a comfortable 3-bedroom house. The unique zoning and potential activities, along with the added features like solar panels and termite protection, make this property an exceptional investment. Don't miss out on this once-in-a-lifetime opportunity to secure a property that caters to both your business and residential aspirations. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Disclaimer: It should be noted that this property is being sold by auction, therefore due to government legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.