

**2 Mount Crosby Road, Tivoli, Qld 4305**



**Other For Sale**

Thursday, 18 April 2024

2 Mount Crosby Road, Tivoli, Qld 4305

**Bedrooms: 5**

**Bathrooms: 3**

**Type: Other**



Neil Mundy  
0732819655



Morrie Marsden  
0732819655

**\$1,250,000**

Located on a large 3,437m<sup>2</sup>\* flood free hilltop block adjacent to major intersection with a high volume of traffic. DA approved for a shopping centre offering 6 tenancies with a proposed GFA of 685m<sup>2</sup>\* and 53 car spaces for off street parking.- Potential for Child Care Centre or further development (STCA) at rear of the property - Currently providing some holding income from the rental of the 2 houses - Rental Appraisal \$450\* p/w each- House number 1: 3 bedrooms, 2 bathrooms, good size kitchen, lounge/dining room - House number 2: 2 bedrooms, 1 bathroom, 2 toilets, kitchen, separate lounge, separate dining - The character home is to be retained and relocated on the block as per the DA approval - Only a few minutes\* to the Ipswich CBD and City Mall with easy access to the Warrego Highway\* Approximately