

**20 Phillip Street, Aratula, Qld 4309**



**Sold House**

Wednesday, 23 August 2023

20 Phillip Street, Aratula, Qld 4309

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House

## Contact agent

Farr Real Estate exclusively presents this once-in-a-lifetime opportunity for an astute investor to purchase this well-designed, modern steel-framed home PLUS a fully equipped semi-detached cafe all on one site, in the heart of Aratula. Perfectly located close to the high-traffic volume of the Cunningham Highway, this fully fenced brick home consists of 4 bedrooms plus a 5th bedroom /study, 2 bathrooms, open plan living and dining areas, a spacious modern kitchen, ceiling fans throughout and security screens. Built approximately 10 years ago, this home will accommodate the growing family or has the scope for dual living. The semi-detached cafe with full fit-out includes fridges, cookers, modern stainless steel food display cabinets, plentiful serveries plus disabled toilet facilities. It is well set up for the new owner to rebrand what is already in place and create a unique food and beverage outlet. At the rear of the cafe is a large modern 8.5m x 4m shed for further storage and double car accommodation, a rainwater tank as well as town water and sewerage. For the investor, the home is currently leased until June 2023 with the current tenants wishing to continue leasing if the sale opportunity allows. Within walking distance, the local primary school has had major infrastructure improvements, catering for the projected increase in population with the current development applications in place including a new IGA. There is a local bus pickup for students attending both primary and high schools in Boonah. Close by are a local cafe, the best bakery in Queensland, a local hotel, a caravan park, an expansive new community sports complex and several local service stations. Aratula, located in the Scenic Rim, is the gateway to the Great Dividing Range and Darling Downs. Not far from the town centre is the famous Lake Moogerah, the Main Range National Park, and Spicers Peak with an array of mountain bush tracks. Boonah, just 16km away, has various food, retail and butcher shops, both public senior and primary schools, a private catholic school, medical centres and a public hospital. Ipswich City is approximately 30 minutes drive, and Brisbane City is approximately one hour. With multiple housing developments and projected shopping centre applications in place, this sale offers both the entrepreneur and investor the opportunity to capitalise on the current increasing capital growth Aratula is experiencing. For your opportunity of inspection, please contact Garry O'Brien.