

222 Riding Road, Balmoral, Qld 4171



Sold House

Thursday, 11 January 2024

222 Riding Road, Balmoral, Qld 4171

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



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Contact agent

Introducing a unique and versatile mixed use property with a residential townhouse and commercial office/retail space. This exceptional property, located in a central and vibrant area, offers a myriad of features that cater to both residential comfort and business endeavours. The modern townhouse consists of two spacious bedrooms, each boasting its own bathroom with built-in robes. The open-plan kitchen is a culinary haven, equipped with a SMEG gas stove, electric fan-forced oven, and a dishwasher. Polished timber floors upstairs add an elegant touch to the living space along with ducted air-conditioning throughout, ensuring year-round comfort. On the ground floor there is a large laundry and powder room, under stair storage, double remote-control garage and office/study opening up to the light filled North facing patio and courtyard. An exciting addition to this property is the attached commercial office/retail space offering investors the advantage of a dual income stream - both residential and commercial. Ready to be occupied, this space opens up possibilities for running your business from home or leasing it out for additional income. The current layout has three offices, reception area, bathroom, kitchenette & separate storage space at rear. Whether you choose to occupy both spaces for a dynamic live-work lifestyle or explore rental opportunities, this property provides the flexibility you desire. Centrally located, this property is in immediate proximity to shops, cafes, parks, and schools, enhancing the convenience of daily life. Don't miss the chance to own a property that combines the best of both worlds. Contact us now to arrange a viewing and unlock the doors to your new, versatile home and business space. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.