

317 Nicklin Way, Bokarina, Qld 4575



Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 561 m2

Type: House

\$815,000

Experience the best of coastal living and a perfect work-life balance at 317 Nicklin Way in beautiful Bokarina. This exceptional property offers an incredible opportunity for aspiring entrepreneurs seeking a work-from-home business or families yearning for a coastal change. Discover the endless possibilities awaiting you! For those smart investors, this property can be taken advantage of by leasing out the front office space and the rear residential space separately, combining to give you an income of over \$1,000 per week! The house itself is a large 5 bedroom, 2 bathroom home with 2 separate living areas. Offering a unique advantage, this property comes with the best advertising and is sure to grab the attention of everyone. Very smartly designed, this property will suit everyone, with 3 bedrooms or offices situated at the front of the home, this is the perfect layout to take advantage of to optimise your new business venture. For those who are looking for the coastal change, the home offers ample opportunity for larger families or families that would like to take advantage of the extra bedrooms and separate living areas. Enjoy abundant space and comfort with multiple bedrooms and a thoughtfully designed layout. Gather in the large, well-appointed kitchen to create cherished family memories, and retreat to the inviting living areas for relaxation and quality time. What we love:

- 7 Secure parking spots for clients or guests
- Functional floor plan tailored to suit both business and lifestyle
- 2 large separate living areas
- Bok Beach less than 1km away & local shops and eateries all within walking distance
- High ROI - \$30,000* for front office + \$26,000 for the residential rooms at the back.

Surrounded by the best the coast has to offer, this property is one not to miss! Your local shopping centre just down the road, local gyms, cafes and restaurants. This property has been very well looked after and loved, the owners have run their very successful business from here for the past 10 years and will have many clients sad to see it go. This is now your chance to own your own piece of the Sunshine Coast, for more information, please call Ryan Cramer on 0450 607 926.