

**32 Mabel Street, Atherton, Qld 4883**



**House For Sale**

Tuesday, 11 June 2024

32 Mabel Street, Atherton, Qld 4883

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1012 m2**

**Type: House**



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**\$525,000**

Located in the heart of Atherton CBD and surrounded by a mix of office and retail spaces, 32 Mabel Street is within walking distance to all amenities, including the Post Office and supermarkets. This property is perfect for both accommodation and commercial opportunities. Key Features:- 1012m<sup>2</sup> level site zoned "centre"- High-set 4-bedroom Queenslander- Office building- 6 off-street parking bays

**The High-Set Queenslander:-** Constructed from local timbers with steel and timber stumps, featuring high ceilings- Spacious layout with 4 bedrooms plus a sunroom; one bedroom is large enough to convert into a 5th bedroom- Main bedroom includes a walk-in robe and access to a two-way bathroom with separate bath, shower, and toilet- Central lounge with timber-paneled walls and silky oak casement windows- Kitchen features a walk-in pantry- Downstairs is just under legal height but includes an outdoor living area, three separate offices, a laundry, bathroom/shower, and small storeroom- There is also a separate disabled toilet which serves the downstairs area and large rear office block

**Office Block:-** Approximately 118m<sup>2</sup> under roof, constructed with masonry block, open-plan office space with a small office at the rear- Front awning, ideal for a waiting area or second outdoor living space, connects to the double carport- Off-street parking available, including a two-car carport at the front and six open-air parking spaces

This property is ready to go. With rental properties in high demand, this is an ideal investment property-rent now, develop later! For more details or to arrange a viewing, please contact Michelle Raso at 0428 116 136.