

**5 Pellew Street, Exmouth, WA 6707**



**House For Sale**

Friday, 5 April 2024

5 Pellew Street, Exmouth, WA 6707

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



Darren Cossill

**\$1,800,000**

This beautiful limestone block, mixed use commercial/residential property provides a unique opportunity and potentially huge rental income. Situated in the town of Exmouth, this property offers a 1266sqm fully fenced block built with 5 commercial units approved for workers accommodation and/or professional offices. The property layout in addition to the 5 units includes a 12 x 10 concrete tilt up workshop at the rear right hand side; a private residence at the rear left side of the property comprising of 2 open plan units under one roof. 5 Pellew St also has a 5 kw solar system, CCTV security cameras and 3 phase power and sensor lighting. Current rental income on 3 of the commercial units @ \$450pw + gst and outgoings = \$70,393pa Potential income - 5 Units @ \$450pw + gst and outgoings = \$117,321+ gst and outgoings - 1 Bedroom Studio \$500pw = \$26,071 - 1 Bedroom Unit \$650pw = \$33,892 - Workshop: include with the unit or rent as a separate entity. The choice is yours. - Total \$177,284 + pa. COMMERCIAL AREA: Huge Workshop and 5 Units which can be used for staff/workers accommodation with council approval. 5 x COMMERCIAL UNITS- Each commercial unit has a floor area of 45sqm; - Tiled with built in kitchenettes (except one office)- Cooled by Daikin air conditioning- Communal toilet block that offers men's, ladies and disabled toilets- Communications room with optic fibre lead in 12 x 10 WORKSHOP- Complete 12 x 10 concrete tilt up workshop with kitchenette; office & bathroom/laundry;- Mezzanine floor with upstairs area fully airconditioned (previously used as a bedroom)- 5 KW Solar system & GAS hot water system- Safe Room with keypad lock- Lockable office, fully tiled and airconditioned, can also be used as a bedroom. RESIDENTIAL (2 UNITS UNDER ONE ROOF WITH SEPARATE ENTRIES) The residence offers 2 open plan units under one roof; separated by a common wall with separate entrances to each unit creating complete privacy for each unit. Ideal for workers accommodation. A unique build and one that needs to be viewed to be appreciated. Don't miss out on this rare opportunity. Call Darren Cossill to arrange a viewing on 0439 931 877.