

51 Canning Street, Warwick, Qld 4370

ANDREAS[®]
— REALTY —

Sold Lifestyle

Friday, 6 October 2023

51 Canning Street, Warwick, Qld 4370

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1419 m2

Type: Lifestyle



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\$720,000

Nestled on large, leafy and private block just *650 metres from Warwick's main street is this lovnly renovated character homes currently run as council registered Short Term Accommodation. This property is full of character features as well as being well appointed for comfort and entertaining. Well located in walking distance to many amenities and Warwick's main street, yet in a peaceful location with a wide leafy street. Featuring 2 ensuite bedrooms, 1 King and 1 Queen. There are 2 other Queen bedrooms, 1 single bedroom and a family bathroom with separate toilet. From the moment you enter the light, bright, open plan kitchen, dining and lounge you feel instantly at home. For comfortable living all year round there are 2 reverse cycle air-conditioners and a wood burning fire. The kitchen features stainless steel appliances with 5 burner gas cooktop and dishwasher plus large walk-in pantry and plenty of cupboard and drawer storage. Beautiful polished timber floors throughout add charm and warmth to this home. Conveniently there is separate laundry within the home, large linen cupboards for storage and a large clothesline in the backyard. Area 51 was renovated 6 years ago with new wiring, plumbing, new roof on deck and rear section of house and insulation in the ceiling. Parking available in the 4 bay carport with lights and power. There is also a charming old shed with power which can be used for storage or converted. Beautiful established garden and trees with two water tanks storing a total of *27,000 litres. This home is very well appointed including entertaining deck with BBQ and outdoor furniture, carports and large backyard with potential for additional dwellings (subject to any council approvals). Area 51 has been very successfully run as a short term accommodation house for the past 6 years. This could be continued or rented as a permanent executive home or move into it yourself. Currently there are forward bookings into 2023 and a substantial list of repeat customers. Warwick accommodation is generally fully booked on weekends due to regular local events including race meetings at Morgan Park. In addition, building activity and commercial projects including the Wind Farm construction west of Warwick have created a high demand for accommodation. This property is well maintained and meets current fire safety standards. Guests describe this property as their "home away from home". Other information : Current nightly stay tariff is \$600/night. 80% occupancy rate. Financial statements available. Full training can be provided by current owner/operator of 18 years. Booking platform, website and direct booking client list included. Can be purchased as is with all furniture, appliances and crockery. Linen not included, but linen service available. Current cleaner happy to continue and a network of tradies who will attend on short notice. Guest access is by coded keypad or coded key safe. View videos and further information at www.accommodationwarwickqld.com.au (Pitstop Place not included in this sale) Book your inspection now to view this fabulous property !!! Disclaimer: COVID-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements..