

58 Bruce Terrace, Cummins, SA 5631

House For Sale

Wednesday, 29 May 2024



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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 358 m2

Type: House



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\$249,000

Welcome to a prime commercial opportunity nestled in the heart of Cummins! This versatile dual purpose property investment promises exceptional exposure and is surrounded by a thriving community of well established businesses. At the forefront of this unique offering stands a strategically designed office/retail building boasting contemporary architecture and a welcoming facade. The commercial space features retail display areas and two well-appointed offices, each equipped with ceiling fans and reverse cycle air conditioning for year-round comfort. The reception area exudes professionalism, complemented by polished floorboards that seamlessly lead through the entire commercial space. Currently, this commercial gem is fully tenanted on a fixed lease, generating a steady income of \$766.40 per month. Adding to the allure of this investment is the residential component at the rear of the property. A charming 2 bedroom residence, currently leased on a fixed agreement for \$240 per week, ensures a dual income stream. The residence is thoughtfully designed with a practical layout and offers a comfortable and private living space. The landscaped grounds surrounding the property are designed for low maintenance, allowing for a polished presentation without the hassle. A garden shed enhances functionality, providing additional storage space to meet various needs. This unique commercial property presents an outstanding opportunity for investors seeking a stable and lucrative venture. With fully tenanted spaces and a strategic location surrounded by thriving businesses, this is an investment that combines functionality with financial return. Don't miss your chance to secure a prime position in the heart of Cummins. Contact Carl Semmler or Jaclyn Hage for further details! *All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.