

**7/35 Seaside Boulevard, Marcoola, QLD, 4564**

**Sold Unit**

Sunday, 16 July 2023



7/35 Seaside Boulevard, Marcoola, QLD, 4564

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Unit**



Liz Hope  
0422494686



Walter Johnson  
0488989363

## **Dual Occupancy Investor Alert!**

Here is a fantastic beachside investment opportunity with a combined rental income from a three-bedroom unit upstairs and a separate office space downstairs returning approx \$900 per week. Located in a thriving coastal town, only a short walk to the nearest beach access through a picturesque park, this unique property sits in a small secure complex with a stunning in-ground pool plus a gymnasium and BBQ facilities all included. The unique configuration combines a three-bedroom, two-bathroom residential apartment upstairs which utilises a single lock-up garage, with a separate, though attached, commercial ground floor tenancy with plenty of street parking and surrounded by attractive quality commercial operations. Good returns plus potential for growth and further improvements down the track makes this an attractive asset in your portfolio. The office space is currently configured to 4 office areas plus a large reception area, with a long-term tenant in place with plans to stay. The upstairs residential apartment could benefit from some refurbishment; however a happy tenant is in place willing to stay as is, if suitable to the new owner. Please enquire directly to Liz Hope on 0422 494 686 or email [liz@northshorerealty.com.au](mailto:liz@northshorerealty.com.au) for more details. Please note that viewings are strictly by appointment only.