

8 Foote Street, Acacia Ridge, Qld 4110

House For Sale

Monday, 15 April 2024



8 Foote Street, Acacia Ridge, Qld 4110

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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For Sale

Looking for a house that can let you also run your small retail business next door with no extra rent? Your search STOPS HERE !! Welcome to this unique property – 8 Foote St. Acacia Ridge. This property offers a very spacious renovated 3 bedroom residential and a versatile commercial/ retail space on a good size block with NO BODY CORP fees. Total of 206sqm of useable area. It is located in a semi busy street that offers good traffic flow and plenty of car parking space. The location is ideal for living in as the residential is positioned behind the retail space. (See Floor Plan) The floor plan has been cleverly designed to allow the versatility of SEPARATE accesses for both residential and commercial purposes. For the residential section, there are three spacious bedrooms, a rumpus room, one bathroom, separate toilet, open plan kitchen, separate living and dining with another huge rumpus, stand alone laundry. There are a total of 7 air-conditioning split system in the property (5 in residential & 2 in retail shop) ensuring comfort throughout 24/7 in summer or winter. This renovated residence can easily be rented out for \$550/week. The back external area of this property has a shed and offers ample space for 3 car parks, allowing easy access from Mortimer Road. The versatile zoning allows for multi purpose usage and with a location second to none this property will TICK all your boxes whether you are buying it for your own use or an investor as the rental potential is a strong 7% return. (\$550/wk + \$600/wk) The demand for properties and prices in around this area is skyrocketing by the minute. The current configuration includes a flexible shop front of 52 sqm suitable for a small retail business such as hair dressing, beauty, vet, solicitor, accounting or any other consultancy business. The office space also has an adjoining office that is accessible without entering the residential. This entire retail space can be easily rented out for \$2400 per month. You can enter either at the front or via the rear of the building where a tenant can park his car. This property is positioned in between a Kebab Takeaway shop on its left and a Medical Centre with a Pathology on its right. Next to the Medical Centre is a bakery shop. PROPERTY FEATURES: Residential Section: • 3 extra large bedrooms (all with split system air conditioning) • 1 bathroom with bathtub & separate shower • 1 separate toilet • 1 open plan kitchen with long benchtop space • 1 large dining area (6 seater dining set) with 1 air conditioning • 1 stand alone laundry with basin and lots of storage cabinets • 1 extra large rumpus 20 sqm convertible to a 4th Bedroom with air conditioning • 1 good size separate living area with sliding doors • 1 extra storage / linen cupboard space • 3 car park spaces Commercial / Retail Section: • Total 52 sq. m. usable area for retail / shop • Retail area 39sqm + office • Full glass panels with lovely design screen doors • Fully tiled flooring • 2 ceiling fans • 1 extra office / storage area 14 sqm (external or internal access) • 2 air conditioning units (1 split and 1 window unit) • Vanity / basin with cabinets in office • Fixed in cabinets with drawers • Renovated and ready to start your business • Estimated rental \$600/week (ono) with no outgoings • 1 or 2 car park space at rear of building Additional Features: Tile flooring for all areas except rooms Room floors all with laminated timber All windows come with blinds All doors come with security screens 7 air conditioning system 7 ceiling fans Dishwasher Electric cooktop Estimated rental income: -Residential: \$550 per week -Commercial: \$600 per week Estimated total return 7% per year Council rates: \$881 per quarter. NO BODY CORP / COMMERCIAL MANANGEMENT FEES LOCATION: Shops: -Acacia Ridge Market Place (0.8 km) -Bunnings Acacia Ridge (2.5 km) -Sunnybank Plaza (5 km) -Sunnybank Hills Shopping Town (6 km) -Inala Plaza (6.7 km) Schools / Universities -Aboriginal and Islander Independent Community School (0.15 km) -Our Lady of Fatima Primary School (0.16 km) -Acacia Ridge State School (0.85 km) -Watson Road State School (1.67 km) -Coopers Plains State School (2 km) -Griffin University -Nathan Campus (7 km) Hospitals: -QE II hospital (6 km) -PA Hospital (10 km) -Greenslopes Private Hospital (11km) Transportation: Bus (Route 110) / Train (Altandi Station) to Brisbane Airport (25 km) Motorway A7 (6.5km) Others: Archerfield Airport (2.2 km), a civilian airport with two runways suitable for private jet flights. At such an affordable and value for money price point, call Exclusive Agent now so that you will not miss out on this opportunity!! Instead of paying rent for your business, buy this now and you can live and work at the same venue with no separate rent to pay for your business.