

803 Waterworks Road, The Gap, Qld 4061



House For Sale

Thursday, 9 May 2024

803 Waterworks Road, The Gap, Qld 4061

Bedrooms: 2

Bathrooms: 2

Parkings: 10

Area: 764 m²

Type: House



Franz Stapelberg

Contact Agent

Presenting a unique opportunity to acquire a dual-purpose property via expression of interest at 803 Waterworks Road, The Gap. This distinctive site accommodates both residential living and sports and recreational facilities, offering a significant investment prospect. The commercial sector of this property is currently generating \$65,000 annually with a stable tenancy for the next 5 years, while the residential part has an income of \$28,600 per year, culminating in a total income of \$93,600 per annum. Property Highlights or Property Features: Dual-purpose property with commercial and residential components. Commercial income: \$65,000 p.a. with 5 years remaining on the lease. Residential rental: \$28,600 p.a. Prominent location with exceptional visibility and signage opportunities. Location and Facility Benefits: This property is ideally situated adjacent to Ashgrove Golf Course, providing serene views and a lush environment. Being on the main thoroughfare of Waterworks Road, it benefits from high traffic and excellent exposure, ideal for both the residential and commercial aspects of the property. Accessibility and Surrounding Amenities: The location on Waterworks Road ensures easy access to transportation links, making it highly accessible to Brisbane CBD and surrounding suburbs. Nearby amenities include local shops, cafes, and recreational facilities, enhancing the attractiveness for potential residential tenants and commercial business operations. Unique Opportunity: This property represents a unique investment opportunity combining steady commercial income with residential development potential in a high-exposure location next to a popular golf course. The mix of long-term commercial tenancy and residential income potential creates a diversified revenue stream, ideal for savvy investors seeking a property with both stability and growth prospects. Contact Details: For more information or to schedule a viewing, please contact Franz Stapelberg at 0430 655 676. The opportunity to acquire 803 Waterworks Road, The Gap is available via Expressions of Interest (EOI) closing Thursday 30th May 2024 at 4pm (AEST).