

# 141 Bay Road, Toowoon Bay, NSW, 2261

## Apartment For Sale

Tuesday, 22 October 2024

141 Bay Road, Toowoon Bay, NSW, 2261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brian Whiteman

0243841349



Simon Mitrovich

0243841349

## **Fantastic investment opportunity with established restaurant and 3 bedroom unit**

Location, Location prime parcel of land with a large street frontage and a floor area of 247sqm\*. The property is situated in the heart of Toowoon Bay. Astute investors will not want to miss this opportunity to secure a rare coastal offering of 1 restaurant & 1 three-bedroom residence with ocean views.

Perfectly located in the heart of Toowoon Bay café district literally 1 minute walk to Toowoon Bay Beach.

Presenting as a fantastic investment opportunity, the ground floor restaurant has a tenant who has been trading in the area for many years. The 1st-floor spacious unit includes a generous lounge, dining and kitchen plus 3 bedrooms, all with built in robes and a family bathroom & internal laundry. This offering provides significant opportunity with solid income and future capital growth prospects for the astute investor.

This is a rare opportunity to invest in a prime location in the centre of Toowoon Bay with public transport just footsteps away.

### **FEATURES:**

- Tenanted ground floor restaurant with seating for And a commercial kitchen including grease trap and exhaust,, convenience and more (STCA)
- Underneath the property (accessible via side laneway and or rear stairs) storage + Lock-up garage, cool-room, utility
- Approximate rental Income: \$100,000 \* per annum
- Floor area: 247sqm\*
- High exposure location to local vehicular and foot traffic - prominent signage potential
- Situated in the heart of Toowoon Bay amongst busy shops serving the affluent local community