

**10 Alice Street, Donnybrook, Qld 4510**

AMBER WERCHON

**House For Sale**

Sunday, 23 June 2024

10 Alice Street, Donnybrook, Qld 4510

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 706 m2**

**Type: House**



Dan Lal  
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## Contact Agent

Amber Werchon Property presents to the market, 10 Alice Street, Donnybrook; an exceptional opportunity to invest in quiet seaside living opposite the Pumicestone Passage with a viable small business and spacious three-bedroom residence at rear on a prime north-east facing corner 707m<sup>2</sup> with dual street frontage and abundant parking. What is on offer? A busy little village shop with multi-income stream, turning over in excess of \$1million per annum, along with attached residence – so you are essentially purchasing a home, a job, an income, and importantly – a lifestyle change! Go fishing and boating in your spare time...sound like a plan?The shop itself carries a line of grocery products, newsagency products including instant scratchies, provides takeaway food, petrol, sells bait and tackle, runs the post office including the mail delivery, manages the council caravan park opposite, as well as boat hire. It would be ideal for a couple to operate, splitting duties, and living onsite. Donnybrook is a small, warm, welcoming community with an old-fashioned seaside vibe that is gentle and calming; a waterfront village that east of the M1 that has escaped the intense development and urbanisation that has dominated the landscape of beachside communities in south-east Queensland. However, there is huge potential to grow the income of this business, as even a sleepy waterfront pocket like this doesn't fully fly under the radar of developers – there are in excess of nearly 80 residential lots coming onto the market soon, with 35 lots currently under construction.Despite the slower pace of life that this tight-knit little community enjoys, access to major amenities and the bright lights of more built-up areas is all possible within an hour radius – Morayfield and Caboolture are a 20 minute drive, Caloundra (Sunshine Coast) is 40 minutes, Brisbane international and domestic airport – 40 minutes, and Brisbane CBD one hour. This is an idyllic lifestyle change by the sea for anyone not yet ready to retire and open to exploring a new way of life that also has very clear potential to grow income plus capital appreciation of land over time, as this waterfront community is destined for wider discovery and development in the future. FeaturesVillage shop with multi-income stream & 3-bedroom residence at rear on prime 707m<sup>2</sup> corner block opposite waterfront caravan park & jetty – generating turnover of in excess of \$1M pa with potential to increase; block next door also for sale; quiet seaside community east of highway halfway between Brisbane & Sunshine CoastIt is also worth noting that the block immediately adjacent is also for sale (12 Alice); this would be an extremely savvy and strategic purchase for the buyer of 10 Alice. Contact Dan Lal for further information including financials.