

**30 Burns Street, Fernvale, Qld 4306**



**House For Sale**

Tuesday, 2 July 2024

30 Burns Street, Fernvale, Qld 4306

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 8**

**Area: 898 m2**

**Type: House**



No Agent Property QLD  
1300594794

**\$787,878**

Phone enquiries - please quote property ID 33580. Discover the perfect blend of home and business opportunity with this unique property nestled in the heart of town, offering both a serene residential ambience and prime commercial potential. This dual-purpose property is a rare find, providing the ideal setup for those looking to seamlessly integrate their professional and personal lives. Approved permits allow for a variety of commercial uses while still retaining the comfort and privacy of a residential dwelling. Spanning a generous 898m<sup>2</sup> lot with dual street frontage, this property combines visibility for business operations with the tranquility of a quiet street entrance for residential peace. Its strategic location ensures convenience, positioned close to essential amenities, bustling businesses, shopping centers, and leisure facilities, making it an attractive option for a wide range of lifestyles and business ventures. Featuring a versatile layout designed to accommodate both living and commercial spaces, the property boasts: Four adaptable rooms, suitable for offices, treatment areas, or bedrooms, catering to both business needs and family living. Wheelchair accessibility, ensuring inclusivity for all members of the household and visiting clients. A spacious and welcoming reception area that doubles as a living room, alongside a large customer lounge or family gathering area. Expansive bathroom facilities designed to cater to disability/aged family members and clients alike. Additional features including a laundry room, ample storage space, and enhanced security measures with electronic systems with security doors and windows. Full air-conditioning throughout, ensuring comfort for both residents and clients. An expansive, covered hardwood deck with a disability ramp, providing an outdoor space for relaxation or client interactions. Designated parking spaces for up to 8 cars, a double carport, and additional parking across the road, complemented by a designated disability space and easy access to the ramp. There is an additional covered area nestled amongst the gardens off the rear door, providing a peaceful retreat. Located just 10 minutes from Ipswich and minutes away from local schools, kindergartens, sporting facilities, local waterways and Wivenhoe Dam. This property is ideal for those seeking a flexible living and working solution. Whether you dream of running your own business from the comfort of your home or simply desire a property with versatile potential, this multi-purpose property, offers a unique opportunity to achieve a balanced lifestyle without compromise in a rapidly expanding area in SEQ. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.