

**31 Lagoon Crescent, Saunders Beach, QLD, 4818**



**House For Sale**

Wednesday, 14 August 2024

**31 Lagoon Crescent, Saunders Beach, QLD, 4818**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Lifestyle Business Opportunity

Looking for some work life balance? We have Townsville's best work lifestyle opportunity located in sleepy Saunders Beach, this Licensed Bar/ Restaurant Business with onsite separate residence is now for sale in the sought-after Saunders Beach side village.

With a focus on good food, fresh pizzas and a relaxed casual dining atmosphere. Established ten years and continuing a strong growth trajectory. Excellent location with a good volume of weekend and seasonal trade, backed up by steady and consistent local custom. It equates to a reliable income all year round while living on site in your own home. Fantastic opportunity to continue this turnkey model or potentially increase income significantly for an owner operator.

Work Life features:

- Multi roomed bar/restaurant
- Two Bedroom free standing home
- Commercial kitchen
- Al Fresco Eating
- Equipped commercial kitchen (No kitchen equipment on lease)
- Pizza Ovens
- Established reputation
- Cold room on site
- Dining room fit out for 60+
- Freshly painted

Current trading figures are available by request.

### Get To Know Saunders Beach

Saunders Beach is a sleepy residential suburb approximately 25 kilometres north of Townsville. The Saunders Beach community is situated just south-east of the mouth of Althaus Creek, the beach itself stretching approximately 6 kilometres further south-east to the mouth of Black River. Locals consider themselves fortunate to live in this coastal suburb with an abundance of beach and reef fishing opportunities, an active community centre and very low crime statistics. If you are looking for some old school living this is certainly the place to be.

Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. Ray White Townsville bears no liability for any loss sustained due to inaccuracy or omission.