

42-44 Mount Leyshon Road, Mosman Park, Qld 4820 **RayWhite**

House For Sale

Thursday, 18 January 2024

42-44 Mount Leyshon Road, Mosman Park, Qld 4820

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 9348 m2

Type: House



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Auction

Set amidst the scenic tranquility of rural Charters Towers, this remarkable 2.31-acre property presents a unique combination of commercial potential and residential charm. With a strategic position along the Flinders Highway, this property stands as a beacon for transport-oriented businesses while offering a beautiful home that serves as a sanctuary for families or as upscale accommodation for business personnel.

Key Features:

- Residential Haven:** At the heart of the property rests a stunning home in pristine condition, boasting the comforts and elegance desired for a family residence or a high-end business accommodation. The home's welcoming ambiance is matched by its functional design, ensuring comfort without compromising on style.
- Commercial Readiness:** Large, well-constructed sheds on the premises are designed to accommodate semi-trailers with the convenience of drive-through access. Dual street entry points enhance functionality, while one shed features a raised loading dock, simplifying the delivery process.
- Power Infrastructure:** A robust 3-phase power supply meets the demands of intensive commercial operations. Complemented by a solar power installation, the property is positioned for energy efficiency and potential cost savings.

Potential Uses:

- Business Operations:** The existing structures are ideal for a logistics company, distribution hub, or a transport business seeking a strategic base with excellent highway access.
- Service Industry:** The property's layout and amenities lend themselves to the development of a service station or a roadside business that capitalizes on the heavy traffic flow of the Flinders Highway.
- Location Benefits:**
 - Highway Frontage:** Unmatched visibility and accessibility are assured with the property's direct frontage on a major transport artery.
 - Community and Lifestyle:** Enjoy the benefits of a supportive regional community along with the serene lifestyle that rural Charters Towers offers.
 - Developmental Flexibility:** The property holds immense potential for subdivision or rezoning, subject to council approval, offering a pathway to increased value and diversified use.
 - Leasing Opportunities:** With its array of features, the property can be leased in parts or as a whole, opening up revenue streams for the savvy investor.

In Conclusion: This 2.31-acre property is not just a piece of real estate; it's a dual-faceted opportunity that serves both the heart and the entrepreneurial spirit. The beautiful family home provides a touch of rural luxury, while the commercial features make it a prime candidate for a variety of business ventures. With the added advantage of developmental potential for subdivision, rezoning, or separate leasing, this Charters Towers property is a strategic investment waiting to be realized. Whether you're expanding a business or looking to combine commercial and residential life, this property offers the perfect blend of potential and peaceful living.

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