



35 Raleigh Street, Dimbulah

Historic Theatre, Established Income Streams, House, and Lifestyle Opportunity Like No Other

The Crew House, set within the iconic Star Picture Theatre in Dimbulah, is more than just a property - it's a piece of local history that has been thoughtfully restored and reimaged as a vibrant community hub.

Once a place where locals gathered for films and connection, the building has been brought back to life as a unique destination where café culture, fitness, retail and events come together under one roof. Today, it draws a regular local client base as well as tourists travelling through the region, making it a well-known and memorable stop between Mareeba and Chillagoe.

At the heart of the property is the theatre itself, rich in character and atmosphere. Included in the sale are valuable original theatre elements such as projectors and seating, enhancing both authenticity and immediate appeal. The space is ideally suited to functions, events, private hire, live music or cinema nights, with its full capability

FOR SALE

Offers Over \$599,000

BUILDING AREA

601sqm

AGENTS

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AGENCY

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and capacity currently underutilised. Adding further value is the opportunity to purchase the adjoining three-bedroom house, providing additional flexibility and income potential.

With an established Facebook presence and strong local recognition, the foundations are firmly in place for a new owner to build on what has been created and take it even further. The current owners have invested significant time, energy and care into restoring and re-establishing the property to its current standard, providing a solid platform for its next chapter.

The Crew House (Star Picture Theatre): 35 Raleigh Street, Dimbulah - 822sqm, zoned Freehold Centre.

- + Four separate established leases providing a combined return of \$1,000+ per week, offering immediate income with scope for future growth.
- + Leased café attracting both locals and passing tourist trade, contributing to consistent foot traffic through the property.
- + Dedicated gym space with flexibility for a new operator, expansion, or conversion to an alternative commercial use.
- + Double storey layout featuring a mezzanine floor with an upstairs office or studio, ideal for additional rental income, consulting space or owner use.
- + Liquor licence in place, opening the door for evening trade, private functions, live music and community events.
- + New improvements approved and planned for 2026 valued at over \$75,000 for a solar/battery system, CCTV cameras and a digital door lock.
- + Significant upside to increase revenue through further activation of the theatre space, events, and extended trading hours.
- + Prominent main street position with strong exposure within the Dimbulah township, benefiting from passing traffic.

Option to buy adjoining house on its own title for \$350,000: 41 Glynn Street, Dimbulah - 655sqm, zoned Freehold Centre.

- + Separate title providing flexibility to sell, lease or retain as part of a dual-income holding.
- + Ideal for long-term rental or onsite owner/manager residence.
- + Three bedrooms plus a dedicated office, suitable for families or work-from-home living.
- + Brand new bathroom offering modern comfort and appeal to tenants or guests.
- + Fully air-conditioned for year-round comfort in the Far North climate.
- + Carport and garden shed providing practical storage and functionality.
- + Central location within town, walking distance to local amenities.
- + Potential rental return of approximately \$450 to \$500 per week.
- + Rear access directly through to The Crew House, adding convenience and operational connection between the two properties.

This is a rare opportunity to secure a property with genuine character, multiple income streams and clear upside. Whether you continue the existing concept or introduce your own vision as an owner/operator or a passive investor, the potential here is undeniable. Buy the theatre and house together or separately, the choice is yours!

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

MORE DETAILS

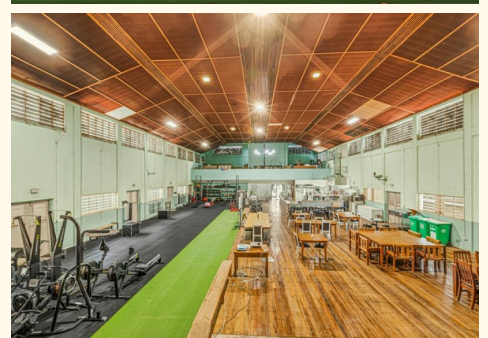
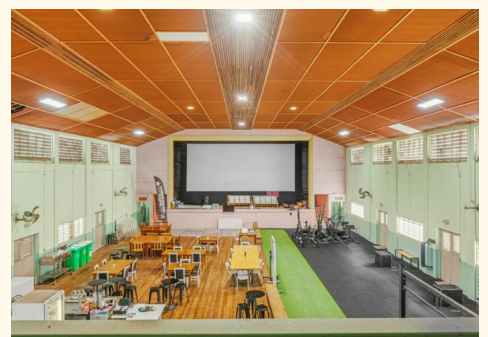
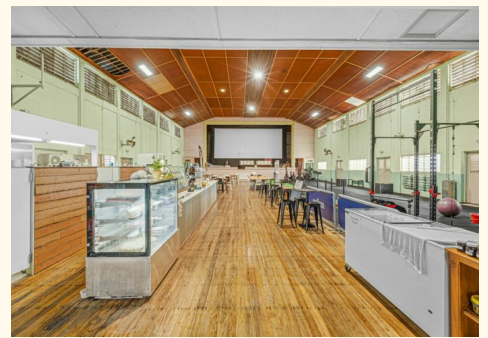
Property ID SV3F1S
Property Type Retail
Building Area 601 m²
Land Area 822 m²

Megan Dale 0489 248 842

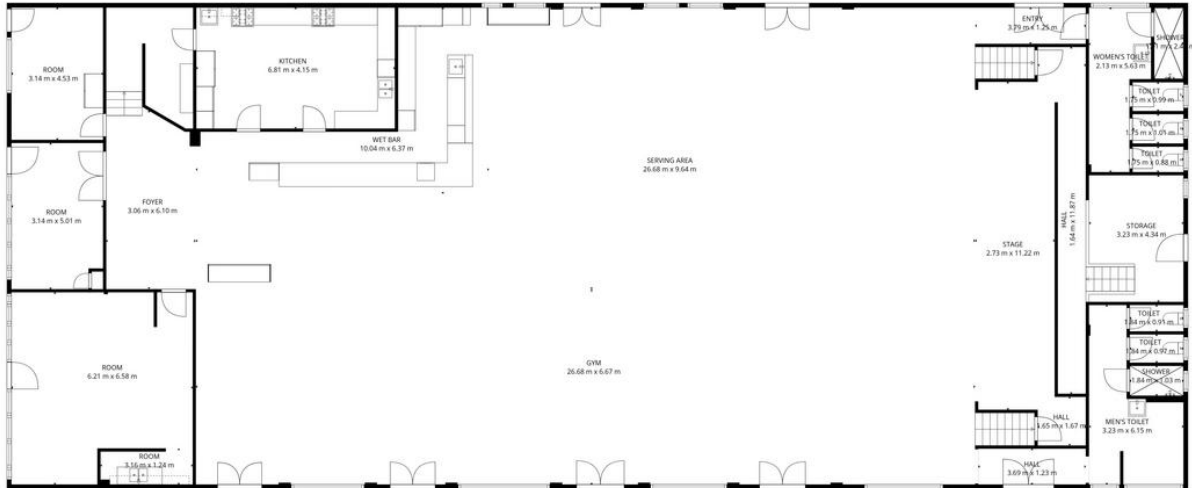
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TOTAL: 601 m²
 1st floor: 585 m², 2nd floor: 16 m²
 EXCLUDED AREAS: HALF BATH: 25 m², UNDEFINED: 10 m², ROOM: 4 m²,
 ENTRY: 5 m², STORAGE: 15 m², HALL: 13 m²,
 OPEN TO BELOW: 413 m², BALCONY: 109 m², WALLS: 30 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

