



45 Donald Road, Karabar

Powerhouse Investment Opportunity

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present for sale, as exclusive agents; 45 Donald Road.

Set in a prime location on a bustling main road, 45 Donald Road presents a unique and dynamic investment opportunity rarely found in today's market. This mixed-use property delivers four income streams, making it a true powerhouse of passive return.

Anchoring the commercial component are three long-standing tenants—a thriving café with a strong lease in place, a popular, well-stocked convenience store/grocer and thriving food van. All businesses are well established within the community and offer secure, long-term returns.

Complementing the commercial success are two well-maintained residential units. Each featuring two generous bedrooms, updated bathrooms, open-plan kitchen/dining spaces, and comfortable living areas. Detached laundries provide additional storage, while outdoor areas offer added convenience—Unit One with a courtyard and allocated car space, and Unit Two with a double carport and low-maintenance courtyard.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FOR SALE
\$2,200,000 - \$2,300,000

BUILDING AREA
288sqm

AGENTS

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AGENCY

LJ Hooker Queanbeyan | Jerrabomberra
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Strategically positioned with excellent access to local schools, arterial roads, Queanbeyan CBD, and Canberra, this high-exposure location enhances both residential desirability and commercial visibility.

Properties with such a strong tenancy mix and reliable income stream don't hit the market often. Whether you're a seasoned investor or seeking a secure entry into the commercial/residential space, this is an unmissable opportunity.

Estimated annual gross income - \$159,173

Estimated annual outgoings - \$16,950

Recoverable outgoing portion from commercial tenancies - \$5,085 approx.

Zoning - R3

Land size - approx. 777m²

Building size - approx. 288m²

Contact our office today to request yield projections and arrange your inspection.

MORE DETAILS

Property ID	CZMHXS
Property Type	Retail
Building Area	288 m2
Land Area	777 m2
Parking	6

Peter Stumbles 0418 630 002

Principal | peter.stumbles@ljhooker.com.au

Jonathon Stumbles 0418 162 701

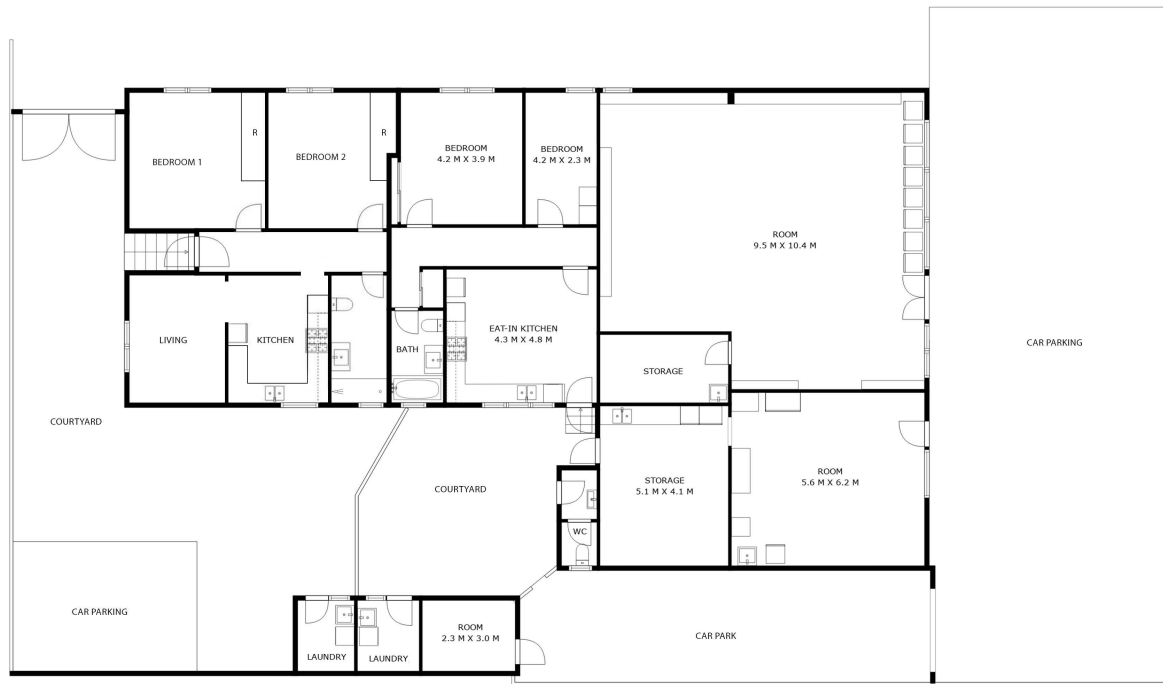
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Approx. total area: 288m²  N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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