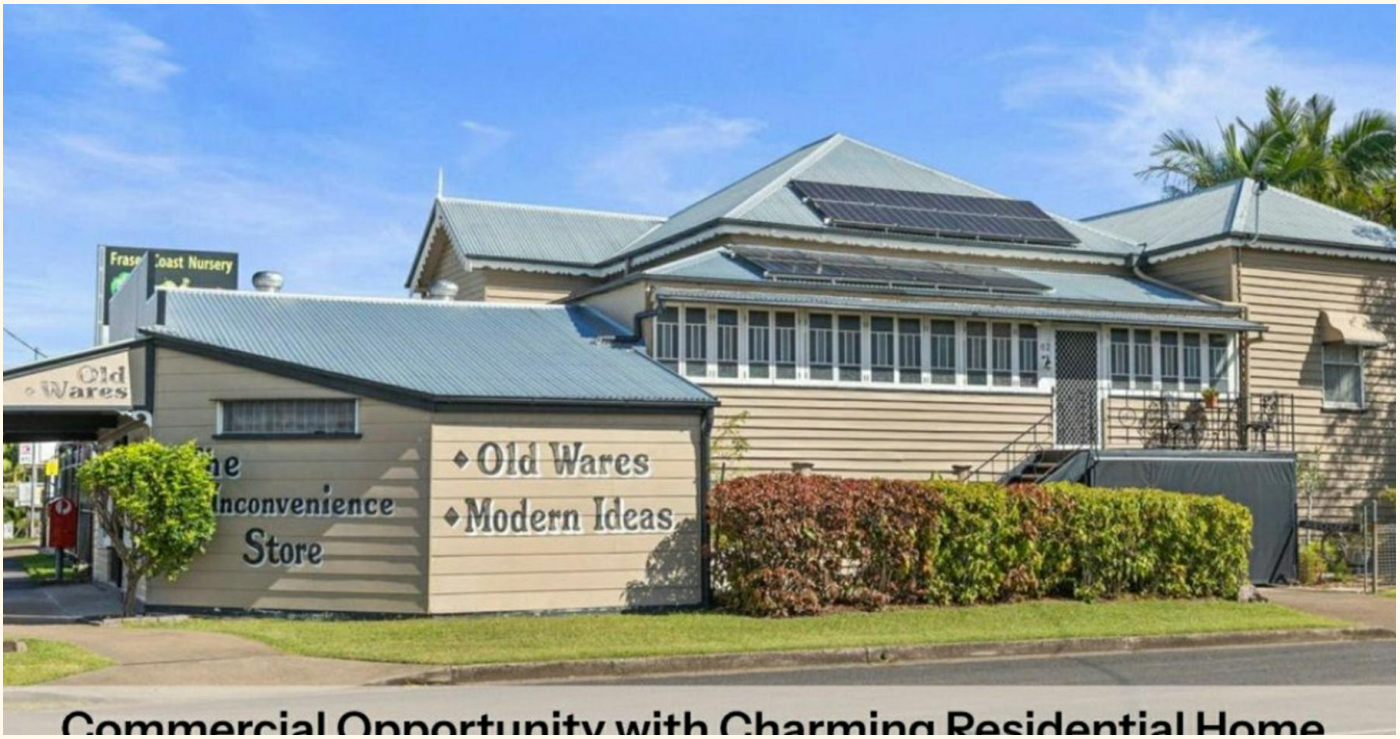








62 Ferry Street, Maryborough

Commercial Opportunity with Charming Residential Home

This is the perfect combination for the tenant looking for a charming residence with shop front for their commercial interests.
Located on the busy inroad to all major facilities on offer in the Maryborough CBD, this property provides the perfect location to combine business and residence for home life balance.
Included for your benefit is a solar system for energy savings on your expenses.

THE COMMERCIAL SHOPFRONT - (60m2 frontage with shop space up to 180m2)
Situated on the main thoroughfare to all amenities is this versatile commercial space, perfect for your business opportunities.

- Practical design provides the tenant with both internal and external staircases for total privacy between work and home.
- Maximum Exposure: High-visibility frontage perfect for a florist, beautician, hairdresser, tattoo artist, or professional offices.
- Easy Access with direct customer entry from the main street.
- Massive Storage: Huge, secure under-house storage area to keep inventory, stock, or equipment organized and out of sight.

QUEENSLANDER RESIDENCE
This charming 3 bed Queenslander offers comfortable living space

FOR LEASE
$5,214 /mth includes residence

BUILDING AREA
180sqm

AGENTS
LJ Hooker Rentals Fraser Coast
rentals.ljhookerfc@email.propertyme.com

AGENCY
LJ Hooker Fraser Coast
07 4191 3500

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.

LJ Hooker

plus off street carparking and lovely gardens to enjoy your free time and some relaxation. Beautiful, polished timber floors, high ceilings and all the classic charm of your typical Queenslander home.

- 3 spacious bedrooms plus separate dedicated office / craft room or optional 4th bedroom /nursery
- Additional space with an extended L shape sunroom
- Large colonial eat-in Kitchen plus formal dining and separate lounge area
- A well-appointed central bathroom complete with timber heritage finish
- Off street parking with 2-car accommodation

Contact LJ Hooker Fraser Coast today to register your interest in this unique opportunity.











MORE DETAILS

Property ID	BP5HXD
Property Type	Other
Building Area	180 m2
Land Area	607 m2
Parking	2

LJ Hooker Rentals Fraser Coast
| rentals.ljhookerfc@email.propertyme.com

LJ Hooker Fraser Coast 07 4191 3500
331 Esplanade, SCARNESS QLD 4655
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Internal **403m²** External **44m²** Total **447m²**



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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