



## Roma, 32 Hawthorne Street

### Premium Investment Opportunity with Three Income Streams

A rare chance to secure a prime commercial and residential property in the heart of Roma's vibrant CBD. Situated on a large 1,014sqm block, this versatile property offers strong rental returns, modern amenities, and an unbeatable location.

#### Property Features:

##### Commercial Spaces:

- > 2 x Office Spaces: Each office is 75-76sqm, designed for professional or small business use.
- > Income-Generating Opportunity: One office is already leased with great rental returns, while the other is ready for an owner-occupier or a new tenant.
- > Prime Position: Located in a high-traffic area, ensuring maximum visibility and accessibility for commercial tenants & clientele.



**Disclaimer:** 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**  
Please Call

**Building Area**  
265-530sqm

**Contact**  
**Andrew Busiko**  
0427 622 783  
[ruralsales.roma@ljhooker.com.au](mailto:ruralsales.roma@ljhooker.com.au)

**LJ Hooker Roma**  
**(07) 4622 1222**

- > Individually Metered Utilities: Power and natural gas are separately metered for each office and residential space.
- > Comfortable Working Environment: Both offices are fully equipped with reverse-cycle air conditioning for year-round comfort.

#### Residential Accommodation:

- > Stunning Modern Apartment: Located on the second floor, this 4-bedroom, 2-bathroom residence is beautifully designed and packed with features, including:
  - > Spacious Bedrooms: Generously sized with modern finishes & built in wardrobes.
  - > Bathrooms: Large & Luxuriously appointed for comfort and style.
  - > Gourmet Kitchen: Features high-end appliances such as gas stove, ample storage, and a breakfast bar perfect for families or entertaining.
  - > Living Spaces: Open-plan living and dining areas flow seamlessly to outdoor spaces.
  - > Outdoor Entertaining: A front deck with street views and a massive rear entertainment deck, ideal for relaxing or hosting gatherings.
  - > Reverse-Cycle Air Conditioning: Installed throughout for comfort in every season.
  - > Leased with Excellent Returns: Secure rental income from a tenant who values the quality of this exceptional property.

#### Additional Features:

- > Ample Parking: Undercover and outdoor concrete parking spaces provide convenience for the apartment's residents.
- > Large Backyard: A private, fully fenced backyard is included for the apartment tenant's exclusive use.
- > Individually Metered Utilities: Separate power and natural gas meters for the offices and apartment simplify management.

#### Why This Property?

Located in the bustling heart of Roma's CBD, 32 Hawthorne Street offers a perfect blend of commercial and residential opportunities. The combination of reliable income streams, modern facilities, and a prime location make this property a standout investment. Whether you're an investor seeking solid returns or a business owner wanting to secure a dual-purpose property, this is the ideal choice.

Don't miss this exceptional opportunity!

Contact Andrew Busiko from LJ Hooker Roma today to arrange a private inspection and explore the possibilities at 32 Hawthorne Street, 0427 622 783.



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## More About this Property

<b>Property ID</b>	BSGHG2
<b>Property Type</b>	Offices
<b>Building Area</b>	265-530 m <sup>2</sup>
<b>Land Area</b>	1014 m <sup>2</sup>

**Andrew Busiko 0427 622 783**

Rural Sales Agent | [ruralsales.roma@ljhooker.com.au](mailto:ruralsales.roma@ljhooker.com.au)

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