

## Annerley, 449 Ipswich Road

SOLD BY THE JANE ELVIN TEAM

Inspections are by private appointment.

449 Ipswich offers a rare opportunity to secure a shop front or commercial premise with, valuable, main road exposure. The property is ideally positioned on the inbound side of Ipswich Rd with high exposure to the passing traffic, commercially zoned, on a 410sqm block. With a driveway access to the right-hand side of the property, there is room to park 6 cars off street, either for staff or for customers a rare offering in locations like this.

The site consists of a shop front attached to a character home. The current tenant runs their business from the shop front, and they live at the back of the shop, in the main part of the character home. With two bedrooms, study, bathroom, kitchen and living room on offer, the layout works perfectly for those who love the convenience of "work from home". Whatever your needs, this affordable offering will appeal to many with a range of options such as:



**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.

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**For Sale**

INVITING OFFERS OVER \$1,100,000

**View**

[ljhooker.com.au/1ENRH31](http://ljhooker.com.au/1ENRH31)

**Contact**

**Jane Elvin**

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**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

## OPTION 1

Hold as an investment with a strong rental income - currently rented at \$1,000 per week to a long-term tenant who would love to stay. If you were to update the premise in the future, your rental income will no doubt also lift with the updates.

## OPTION 2

Run your business from the shopfront and live in the main part of the home. You could even use the back of the house to store stock for the shop front.

## OPTION 3

Completely refurbish the property to create extra office space behind the shopfront, taking advantage of the business, the passing traffic will bring

### NOTABLE FEATURES:

- 410sqm block of land
- 120sqm of commercial floorspace in total
- 45sqm of shopfront with 75sqm of residential or office space
- Shopfront has a separate toilet & kitchenette
- 2-bedrooms, study, character home with 1 bathroom, eat in kitchen & living room
- Air-conditioned shop front & also air-conditioned in the house
- Parking at the road, with side driveway access
- Currently rented at \$1,000 per week

### LOCATION:

- Located on a main road - Ipswich Rd
- Surrounded by business, shops, coffee shops, restaurants, Woolworths across the road & walk to our real estate office!
- Within 5 km to the CBD
- Bus stop metres away, walking distance to the train station
- Easy access to the major motorways
- Within 6km to Brisbane CBD
- Within walking distance to train station and buses at doorsteps
- Fully leased investment with strong tenancy mix
- Front and side access with private parking
- Exceptional planning controls
- Zoning: Centre, District centre
- Easy access to major motorways

To arrange a private inspection, please contact Jane Elvin or Joey Elvin direct.



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## More About this Property

Property ID	1ENRH31
Property Type	House
Land Area	410 m2
Including	Study Air Conditioning

**Jane Elvin 0408 344 417**

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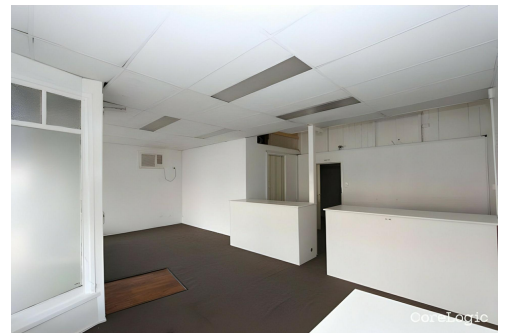
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*Jane Elvin  
Property*

## 449 Ipswich Road, Annerley

Internal 159m<sup>2</sup> | External 89m<sup>2</sup> | Total 248m<sup>2</sup>

2 Bed

1 Bath

**Disclaimer:** This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au