



Bellara, 43 Elkhorn Avenue

Retail Residential Combination

Rare opportunity to buy a blend of residential and shop in a central location in Bellara. Downstairs is a 69m2 office/shop space ready to rent with ladies and gents toilets and a/c included. Upstairs there is a renovated 3 bedroom residence with 2 large balconies. Includes a lock up garage and 3 under building carports. Double brick construction with suspended slab between levels. Live upstairs and run your own business, live up and rent downstairs out, or rent both out for a full return. Currently on 1 title, with potential to strata title.

Potential rent:

Downstairs shop \$26,000 p.a.

Upstairs unit \$23,400 p.a. @ \$450 per week

Total gross return potential of \$49,400 per annum.

Outgoings which can be offset and charged back to the shop tenant when leased



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

View
ljhooker.com.au/W3PHCP

Contact
John Farren-Price
0418 887 891
jfarrenprice@ljhooker.com.au

LJ Hooker Bribie Island
(07) 3400 1900

Rates: \$700.00/quarter

Insurance: \$4,360.00

More About this Property

Property ID	W3PHCP
Property Type	House
Land Area	306 m ²
Including	Air Conditioning Toilets (3) Alarm Balcony Deck Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

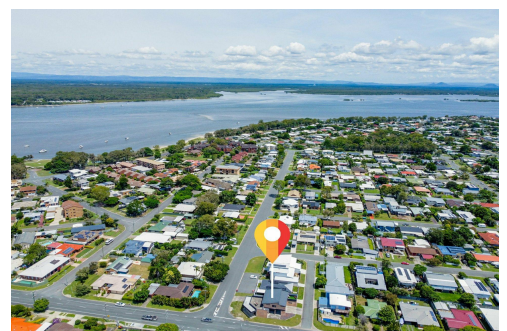
John Farren-Price 0418 887 891

Licensed Real Estate Agent | jfarrenprice@ljhooker.com.au

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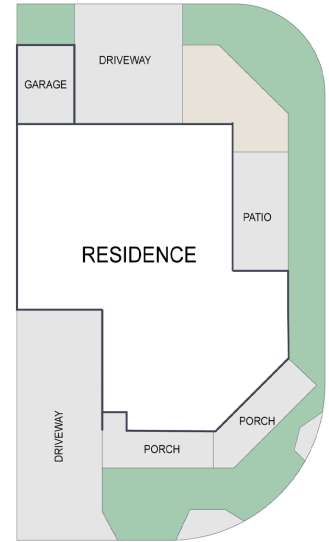
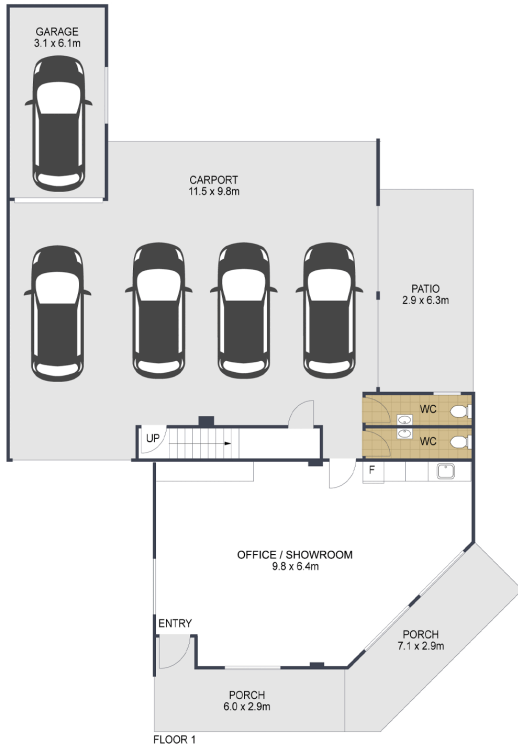
16/19 Benabrow Avenue, BELLARA QLD 4507

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 1

 5

TOTAL: 122m²

43 Elkhorn Avenue, **BELLARA**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au

